

EUROPEAN NEWS

Command of Soviet forces shaken up

By Patrick Cockburn in Moscow
IN A BIG shake-up in the high command of the Soviet armed forces, Marshal Nikolai Ogarkov has replaced Marshal Victor Kulikov as commander-in-chief of the Warsaw Pact forces, diplomat in Moscow said yesterday.

Marshal Ogarkov, 67, was a vigorous chief of staff of the Soviet armed forces until his sudden dismissal last year. His appointment to command the Warsaw Pact forces, which is not officially confirmed, comes as a surprise.

Other senior officers to change include Marshal Alexei Yegorov, 77, who is replaced after 23 years as head of the political directorate of the Soviet armed forces, the key body in asserting Communist Party control within the army.

The extent of the changes in the high command reflects the determination of Mr Mikhail Gorbachev, the Soviet leader, to retire rapidly members of the civil and military leadership who are very old or out of keeping with his plans for modernisation.

Marshal Ogarkov strongly advocated technical change in the Soviet armed forces after he was appointed chief of staff in 1976.

His abrupt dismissal last year has been variously attributed to a vigorous advocacy of high spending on technology, a bid to stop him becoming Minister of Defence, and opposition by Marshal Ogarkov to renewed talks with the U.S. in Geneva.

However, since Mr Gorbachev assumed power, there have been signs of Marshal Ogarkov's rehabilitation.

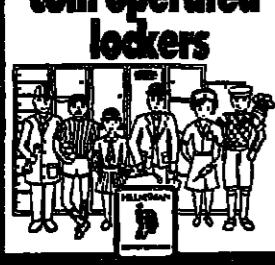
It is unlikely that these changes in the Soviet top brass signal by themselves any shift in the Soviet diplomatic stance towards the U.S. or its negotiating position in the Geneva disarmament talks.

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Andriana Ierodiaconou looks at attempts by Athens to repair U.S. relations after last month's TWA hijacking

Papandreu returns to the tricky job of wooing Washington

DURING the volatile first term of Greece's Socialist Prime Minister, Mr Andreas Papandreu, from October 1981 to June 1983, the crisis in Greek-U.S. relations became such an ordinary feature of political life that they were described by one Western diplomat as "dog-bites news."

The latest upset, caused by the hijacking in June of a TWA jet from Athens airport by Shiite gunmen, rates more interesting as "man-bites-dog" material. The hijack itself is dynastic, even before it could properly get under way, a fragile detente between Greece and the U.S. which Dr Papandreu had spent considerable energy in constructing after his re-election on June 2.

The Prime Minister began sending peace signals to Washington even before the elections, notable in a hallmark interview for the New York Times in which he predicted "calm waters" in Greek-U.S. relations if he were returned to power.

Dr Papandreu avoided making the U.S. a vote-catching scapegoat during the election campaign, in which he generally skirted tricky foreign policy issues such as the future of the American military bases. When the Socialists emerged, vic-

torious with a remarkable 46 per cent lead against 31 per cent for the evenly split American conservative opposition, President Ronald Reagan despatched a prompt message of congratulations, which Dr Papandreu was quick to welcome as "warm."

"The Reagan and Papandreu Administrations can never be anything but oil and water ideologically. But there seemed to be an awareness in both Athens and Washington that they had to live with each other, and that it would be a good idea to develop a mutual friend," one observer said.

The waters had hardly begun to grow calmer, however, when the TWA hijacking unleashed a new storm, which resulted in a U.S. State Department travel advisory blacklisting Athens airport on the grounds of inadequate anti-terrorist security. Weaknesses in Greek airport security had been noted by such agencies as the International Air Transport Association (Iata): less than hermetic perimeter fencing and the lack of specially-trained and security-conscious rather than inadequate equipment, were the main problems.

Most Western observers believe that Washington's response would not have been raised American hackles in

as strict if American patience with Greece had not been worn thin already during the previous three and a half years of Socialist Government.

The memory still rankles in Washington of Greece's refusal to condemn the Soviet Union for the downing of the South Korean Jumbo, in particular, as

their first term.

Greece's pro-Government press was still a barometer of official policy, on the whole has been angling for an invitation to Washington for some time, for reasons of domestic political kudos and also to balance a recent official visit to the U.S. by Turkey's Prime Minister, Mr Turgut Ozal. His chances of getting the invitation were virtually nil during the past three years, but improved after the July 2 election, only to become extremely slim once more with the hijack crisis.

Optimists predict that Washington will eventually lift the travel advisory, allowing Dr Papandreu to secure his audience with Mr Reagan. A U.S. Federal Aviation Authority team has spent the past week checking Athens airport security, and is expected to return to Washington tomorrow to prepare its report.

Relations between Athens and Washington are likely to remain sensitive, as is the fate of the U.S. military in Greek bases hangs in the balance.

Dr Papandreu came to power in 1981 pledging to close the bases down. He went on to sign a new defence agreement with the U.S. in 1983 ensuring the operation of the bases for

Minister to the United Nations' 40th anniversary celebrations.

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sign a new defence agreement

with the U.S. in 1983 ensuring

the operation of the bases for

at least another five years, but

is insisting that this constituted

"an agreement for the bases'

removal." It is still not clear

whether he took this position

just to placate the Socialist

Party's left-wing and the pro-

Moscow Communist opposition,

which is powerful in the trade

unions, or whether Dr Papandreu is really bent on closing

the bases.

In the policy programme un-

veiled in Parliament at the end

of June, Dr Papandreu will

keep all his options open with a

Delphic assurance that he inten-

ts to abide by the time-

table of the agreement."

According to this timetable,

the five year period will be up in

December 1988. Both sides have

the option of giving notice of

wishing to terminate the agree-

ment five months before that

date; but the option is not

obligatory, which means re-

newing the agreement.

Since then, Dr Papandreu

has not given any further clues

as to his final intentions despite

a stream of international

visitors, including State

Department officials, two senior

Senators and the former U.S.

President, Mr Jimmy Carter.

One unofficial source cir-

culating in Athens suggests a

compromise whereby the U.S.

will dismantle one base; the

likeliest is Hellenikon airbase

which shares a runway with

Athens civil airport, and which

the Americans may not be

averse to relocating for security

reasons given that it is being

overrun by the U.S. airbase

at Souda.

Greek and U.S. officials are at

pains to deny that any private

understanding on the bases has

been reached and stress that

scenarios such as this may be

feasible but at this stage are

purely speculative.

In the

American view, it is still too

early to tell not only what Dr

Papandreu means to do with

the bases, but also whether his

recent peace overtures reflect a

permanent change of heart

which might spell good news

for Greek-U.S. military co-

operation.

The Greek Prime Minister, in

this view may simply be moti-

ated by the desire to win an

invitation to the White House;

and once this is in the bag,

relations might once again

become uncertain. It remains to

be seen which option Dr

Papandreu has in mind.

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OVERSEAS NEWS

Israel urges U.S. to shun Palestinian peace talks nominees

BY DAVID LENNON IN TEL AVIV

ISRAEL IS urging the U.S. not to allow its officials to meet with any of the Palestinians included in a list of potential delegates to a joint Jordanian-Palestinian delegation for preliminary talks on a new Middle East peace initiative.

Jerusalem yesterday totally rejected the delegates named by Mr Yassir Arafat, the PLO chairman, despite the fact that all but one of them are political rather than military figures within the Palestinian independence movement.

The 12m Palestinians living under Israeli occupation on the West Bank and in the Gaza Strip were invited to join the delegation. While there was broad satisfaction that the list did not include any pro-Jordanian figures, there was an air of resignation about the prospects of Israel accepting those named as representatives of the Palestinians.

This pessimism was borne out yesterday by statements by officials close to Mr Shimon Peres, the Prime Minister. "The basic feeling is that the list of potential delegates is more PLO coloured than we had anticipated. Therefore it is rejected."

They described the latest attempt to end the deadlock over the Palestinian issue as "an effort to legitimise the PLO in the eyes of the U.S." but added: "We feel that Mr Richard Murphy, the Assistant Secretary of State, will not meet these people because they are representatives of the PLO."

A Foreign Ministry spokesman said that if U.S. officials meet with these Palestinians, the U.S. will be violating the 1974 undertaking of Mr Henry Kissinger, former Secretary of State, that the U.S. would not



Mr Shimon Peres

negotiate with the PLO as long as it refuses to recognise Israel's right to exist.

Among the names mentioned by both Palestinian and Israeli officials, but not confirmed officially, are Mr Hanna Siniar, a PLO supporter who edits the East Jerusalem daily al-Fajr, and Mr Faez Abu Rahme, chairman of the Chamber of Advocates in the Gaza Strip.

The others live outside the occupied territories. They include Mr Khaled al-Hasan, a member of the central committee of Fatah, Mr Salah Tammari, who is married to Queen Dina, a former wife of King Hussein, and Mr Nabil El-Sharif, a close adviser to Mr Arafat.

The sixth name, according to the Jerusalem daily al-Kuds, is Mr Haim Huseini. He is the head of the Palestine Information Office in the U.S.

Gujarat riots flare anew

BY K. K. SHARMA IN NEW DELHI

FRESH violence flared up in the troubled western Indian state of Gujarat last night and eight people were killed in rioting in Ahmedabad, the state capital, where the army was withdrawn on Tuesday after two months of patrolling.

The army is being withdrawn from other Gujarat towns in a bid to bring peace to the state which has been in the grip of a violent five-month-old agitation against the increase of job quotas for backward castes.

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blew a packed Air India Jumbo jet out of the sky near Ireland last month, Reuter reports from Bombay.

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AMERICAN NEWS

Volcker in move to defend Fed inflation policy

BY STEWART FLEMING IN WASHINGTON

FEDERAL RESERVE Board Chairman Paul Volcker moved vigorously yesterday to defend the credibility of the Central Bank as a bulwark against inflation. He also directly challenged the Reagan Administration's domestic political priorities, saying that cutting the federal budget deficit is "more important, more urgent," than tax reform.

Since Tuesday when the Fed announced that it had decided to ignore excessive monetary growth in the first half of the year, Wall Street has been speculating that the Central Bank is signaling a readiness to move aggressively to cut interest rates again in order to cool the economy. Fed critics have argued that if this is the case the Fed is on the verge of repeating the errors of the past and is laying the foundation for another burst of rampant inflation.

In testimony before the Senate banking committee yesterday Mr Volcker said that it would be a serious misreading of our intentions" to conclude that the Fed has in any way eased its stance against fighting inflation.

Mr Volcker commented specifically on the decision to rebase the narrow M1 monetary target so as to ignore fast monetary growth in the first half of the year, while retaining M1 as a meaningful monetary target. He said that even with the new target range for the second half of the year M1 will still be high. "That expresses our concern that this rate of monetary growth should not continue. We are being reasonably conservative," he said.

In separate congressional

World Bank income up

THE WORLD BANK said yesterday it had a record net income of \$1.4bn (£896m) for the fiscal year that ended June 30. Reuter reports from Washington.

The net income surpasses the Bank's previous high of \$752m in fiscal 1983 and is 90 per cent higher than fiscal 1984's earning of \$800m, the Bank said.

Mr Paul Volcker said yesterday he had no plans to step down as head of the U.S. central bank, Reuter reports from Washington. There has been considerable speculation that he might leave his post early. When confirmed in 1983 for a second four-year term Mr Volcker said he did not feel committed to staying the full length. But appearing yesterday before the Senate banking committee, he said he had no present plans to leave early.

testimony Mr Preston Martin, Fed vice-chairman, who was recently involved in a public argument with Mr Volcker on the third world debt crisis lent verbal support to the Fed Chairman's arguments.

Mr Martin, who is perceived to be more inclined to ease monetary policy in pursuit of growth than the chairman said an aggressive policy by the Federal Reserve of massive money growth to bring down short-term interest rates in order to reduce the value of the dollar would set the stage for higher inflation in the future.

Mr Volcker, speaking out more forcefully than he did on Tuesday before the House banking committee, said that interest rates could begin to rise if market participants perceive a pick up in economic growth at the same time the dollar is declining. The rise in interest rates would be exacerbated if at the same time the feeling became widespread that all hope had been lost on satisfactory measures to cut the federal budget deficit.

Congress set for MX missile compromise

By Reginald Dale, U.S. Editor in Washington

THE U.S. CONGRESS is likely to limit the number of MX missiles deployed in fixed sites to 50, half the number originally sought by President Ronald Reagan, but more than the 40 proposed by the House of Representatives, according to Congressional sources.

The provisional agreement was reached by House-Senate conference negotiators, who are trying to reconcile wide-ranging differences between the House's spending bill for the coming 1986 budget year.

The negotiators were also said to have agreed to drop a moratorium on the testing of anti-satellite weapons, favoured by the House, and to split the difference on funds for Mr Reagan's Star Wars space defence programme at \$2.75bn (£1.94bn).

The MX compromise would provide up to \$2.6bn for the missile programme next year, including production of 12 more missiles on top of the 40 already authorised. It would mean that 50 could be deployed unless the President came up with a new, less vulnerable basing system, and the central bank, which now requires all large cash deposits to be reported.

Many drug traffickers and drug pushers, to avoid identification, convert their cash into goods, from palatial homes to motor cars, to the more than 4,000 satellite dishes which dot the islands.

The most obvious evidence of drug money is the amount of private home construction that has taken place during a period when both tourism and foreign investment were in a deep slump. Between 1976 and 1984, the number of housing starts increased by 200 per cent. In Grand Bahama, the second most important island and the area

THE Bahamian Prime Minister, Sir Lynden Pindling, admitted to some embarrassment recently when asked by other Caribbean leaders to explain the Bahamas' formula for economic success. "We don't have any formula," he said. "We don't know ourselves."

Sir Lynden may not know, but many bankers and businessmen say that drug trafficking as much as tourism is a prime contributor to the conspicuous affluence evident everywhere in this small nation of 250,000 people, which lies 575 miles southeast of Miami.

Mr Saunders, taking the witness stand on Wednesday for the first time at his trial in Miami, said he was playing along with the smugglers in hopes of securing financial

benefits for his impoverished island chain. He said he never intended to allow the smugglers to carry out plans to ship tonnes of narcotics through the British territory of 8,000 people, which lies 575 miles southeast of Miami.

Mr Saunders, the first foreign head of government ever tried in the U.S. on drug charges, is accused of conspiring to use the Turks and Caicos as a base to smuggle narcotics into south Florida.



Lynden Pindling: embarrassed

hardest hit, the number of new homes under construction rose during the period from a value of £287,000 to £175,000.

The drug trade has now become the only source of income for many islands. In 1983, with a population of 1,500,000, dollar deposits in the island's only bank increased from \$344,360 in 1977 to \$12.3m in 1983. The deposits could not be linked to any ordinary business transactions, the governor of the central bank told a recent commission investigating drug trafficking through the islands.

The only conclusion the bank could come to, he said, was that "the deposits were directly related to the flow of drugs."

"There is little doubt that drug money has bred a new culture among Bahamians. Drug pushers, openly flaunting their wealth, are regarded as heroes by many young people. Money appears to be power and it purchases acceptance by any and all," said Mr Hubert Ingraham, a former cabinet minister.

Cambridge that the weak oil price had fuelled speculation that Mexico could face fresh financial problems.

"I don't see any danger of that. The Mexicans have used conservative estimates in their economic projections and reserves are still high at \$6bn at the end of June," he said.

However, his remarks came on the same day as a new study from The Economist's Inter-

national Economic Appraisal Service, which suggested Mexico would need to seek a further rescheduling of its foreign debt by the end of 1986.

Even with a maxi-devaluation of the peso Mexico's current account balance of payments would still swing from surplus this year to a deficit of \$1.7bn by 1987, the study said. On top of that it would have to finance increasing payments of principal from then on.

from South America. Medical experts say that the amount of cocaine "freebasing" exceeds anything known elsewhere outside of Colombia, one of the major suppliers of cocaine. Freebasing involves inhaling the cocaine vapor instead of sniffing or injecting the drug intravenously. The effect is to deliver nearly pure cocaine to the brain within seconds, and can turn a user into an addict within days to start.

Dr David Allen, a Bahamian psychiatrist and the principal force behind efforts to educate Bahamians to the dangers of cocaine, blames freebasing for the unprecedented level of violent crime in the country.

Since the beginning of the year, at least 24 people have been shot in armed robberies, three of them fatally. Hundreds more, including scores of visitors to the resort city of Nassau have been held up and terrorised by young criminals using shotguns, pistols and knives.

No one anticipated, however, the wave of cocaine addiction that would sweep over the Bahamas in the flow of drugs reported last year. Nassau, with more than 11,000 major crimes were reported last year.

According to police, more than 11,000 major crimes were reported last year. Nassau, with

stage a clear demonstration of continuing popular loyalty to the Sandinista front and defiance towards the U.S.-backed contra insurgents.

Mr Alejandro Martinez, the Foreign Trade Minister, said this week that new sacrifices would be needed if Nicaragua was to find fresh markets for the products which it sold in the U.S. before Washington imposed its ban on trade with Nicaragua earlier this year.

Mexico 'can weather price fall'

BY PETER MONTAGNON, EUROMARKETS CORRESPONDENT

MEXICO SHOULD be able to weather the decline in oil prices without any new forced bank loans and without reopening existing rescheduling arrangements, Mr William Rhodes, a senior Citibank executive said yesterday.

Mr Rhodes, chairman of the advisory committee that renegotiated Mexico's \$96bn (£57.6bn) foreign debt on behalf of more than 500 banks worldwide, noted in a speech to bankers in

Cambridge that the weak oil price had fuelled speculation that Mexico could face fresh financial problems.

"I don't see any danger of that. The Mexicans have used conservative estimates in their economic projections and reserves are still high at \$6bn at the end of June," he said.

However, his remarks came on the same day as a new study from The Economist's Inter-

Nicaragua plans big rally

BY HUGH O'SHAUGHNESSY

THE NICARAGUAN government is planning to mark today's sixth anniversary of the overthrow of the dictatorship of General Anastasio Somoza and the ascent to power of the Sandinista movement by a mass rally in Managua.

Some 400,000 people and hundreds of foreign visitors are scheduled to hear speeches by President Daniel Ortega and others in the main square of the capital.

The Government hopes to

India awards pipeline contracts

By K. K. Sharma in New Delhi

Companies from four countries have been awarded Indian Government contracts worth \$225m (£158m) to supply pipelines for the 1,700 km Hazira-Bijapur-Jagadishpur (HB) gas pipeline which will serve six gas-based fertiliser plants in northern and central India.

A consortium of five Japanese companies—Sumitomo, C. Itoh, Mitsui, Mitsubishi and Marubeni—has won the \$84m contracts to supply 374 km of 36-inch pipelines for the project. More than 20 groups bid separately for the project.

Petrobras Comercio Internacionais of Brazil has won the contract to supply 257 km of 26-inch pipes worth \$11.52m.

The West German group Rergothen will supply 36 km of 30.5 cm pipes worth \$5.25m.

It has also won the contract to supply 11 km of casings pipes worth \$1.15m.

The Italian company Siderexport has been awarded the contract to supply 310 km of 24-inch pipes worth \$22.49m.

All contracts have been won by companies based on credit offered by their countries' governments. Supply of pipes is to begin in about five months and will be completed by January 1987.

The turnkey contract, to be selected by the end of the year, will put protective coatings on the pipelines.

The government-owned steel authority of India is expected to be awarded a contract to supply 18-inch pipes for the project.

Short Brothers wins Thai order

SHORT BROTHERS, the Belfast aircraft manufacturer, has won an order worth about \$100m for two of its Series 300 twin-engined turboprop aircraft for AirAsia, the national domestic airline of Thailand, writes Michael Donne, Aerospace Correspondent.

It follows earlier orders from Thailand for four of the smaller Series 330 33-seat aircraft, also to serve and for four of the military version of the 330, already in service with the Thai Police and Thai Army.

WORLD TRADE NEWS

Brazil in talks on sale of ethanol to U.S.

By Andrew Whitley in Rio de Janeiro

BRAZIL IS negotiating the sale of 2bn litres of ethanol, alcohol fuel, converted from sugar cane, to the U.S. in a deal worth up to \$500m (£354m).

Mr Roberto Gusmao, the Industry and Commerce Minister, will head a delegation of Government officials and businessmen in talks next week in New York with unidentified U.S. petrol distributors, in bid to conclude the negotiations.

If successful, this would be a major breakthrough for Brazil into an export market which has so far remained tantalisingly small. Last year the country exported 950m litres of alcohol fuel, bringing in \$200m, of which 650m litres went to the U.S.

The spur to the latest deal is the U.S. decision to progressively eliminate lead petrol-ethane from petrol as from July 1 this year. But until now Brazilian attempts to use its considerable surplus sugar cane alcohol capacity to meet this need has run into strong resistance from U.S. sugar producers abetted by hefty import duties.

In a bid to boost the going market price of between \$20 and \$25 per hundred litres, the Brazilian government revealed yesterday that it was temporarily expending all alcohol export registrations and was itself taking over the negotiations with the U.S. distributors.

To avoid a disorderly competition abroad by Brazilian alcohol producers—all of whom are in the private sector—the Federal Sugar and Alcohol Institute, the IAA, said it would in future be establishing export parameters for the industry.

Mr Wiles Banks Leite, export director of the IAA, said the deal under discussion with U.S. fuel ethanol would not present any problems for the Brazilian industry in terms of supply this year, even though its production had not been planned. If necessary, he said, surplus sugar stocks could be converted into ethanol.

Brazil expects to produce 1bn litres of ethanol this year from sugar cane. But its export prospects have been threatened by two anti-dumping cases brought in the U.S. by U.S. ethanol producers led by Archer Daniels Midland.

Snampoggetti stays with its winning Indian formula

BY ALAN FRIEDMAN, MILAN

examines claims of a so-called helpful Italian connection with New Delhi

Duilio Greppi, Snampoggetti chairman

ON THE outskirts of Milan, at the group headquarters of Snampoggetti, the Italian state-owned engineering company which has had a string of successful contracts in India, they positively bristle at the mention of Mrs Sonia Gandhi.

Nothing personal, you understand: it is simply that the Indian Prime Minister's wife is Italian, and for the past few months there have been constant allegations in India and from other countries that this so-called "Italian connection" helps companies from Italy to win contracts.

Nothing could be further from the truth as far as Snampoggetti is concerned. The company says it has been in the Indian market since 1960 and has completed 18 projects ranging from pipelines and lubricating oil refineries to fertiliser plants. "We are selected for contracts when our tenders are lower-priced than those from Japanese or other bidders," says one senior executive.

The Italian company's reputation in areas such as ammonia or urea fertiliser plant construction is considered to be among the best in the world. Snampoggetti also has a useful policy of trying to subcontract as much as possible to Indian companies in rupees. The allegations continue.

Nonetheless, the controversy has raged on, especially in the Indian Parliament. Snampoggetti recently won tenders for two fertiliser plants with a combined value of more than \$1bn (£714.2m). It is thought to be a strong contender for the turnkey construction of the 1,700 km Hazira-Bijapur-Jagadishpur (HB) gas pipeline to feed six fertiliser plants. The allegations continue.

Snampoggetti has a sophisticated package approach to the Indian market which may even offer lessons to other plant engineering operators in the sub-continent.

What is the Snampoggetti technique? The first advantage it enjoys is that for five years it has dealt with the Indian Government and with private sector negotiates such as Mr K. K. Birla, chairman of Zorlu Agro Chemicals. The company's image is helped by already-completed projects: it has won 11 fertiliser contracts since 1975.

Fundamentally, however, Snampoggetti is willing to do three things in India which make its package appealing to both politicians and industrialists. First, it offers large portions of the contract to Indian companies. In the case of the HB pipeline proposal, something like 60 per cent of the work is to be done by Indian contractors.

Second, Snampoggetti offers technology transfer to India, which helps to offset domestic objections to foreign contracting. Thirdly, Snampoggetti tries sometimes to take an equity stake in the project alongside Government or private investors.

Mr Duilio Greppi, chairman of Snampoggetti, says this serves two purposes: it proves the company's faith in the profit

potential of a project, and also "we make money on fertiliser plants in India because they generally go to 100 per cent capacity right away."

Controversy over the proposed HB pipeline is a different matter: more than anything else it seems to be an example of the kind of political debate which can erupt in a developing country with conflicting views on how to proceed on major projects.

For the past two years, the Department of Petroleum in

show a comparative 15.6 per cent rise. Total Italian machine tools sales for the whole of last year were £1.75bn (£57.6m), of which exports accounted for 56 per cent. Italy is the world's fifth largest producer of machine tools.

Uccini yesterday placed particular blame on the Italian Government for having allowed an incentive grant programme designed to stimulate the sector lapse. Law 6/86 provided around £150m of grants to industrial companies wishing to buy machine tools at home and receive a grant of 25 per cent of the purchase price.

New Delhi has been discussing the HB pipeline on the basis of a £1.7bn estimate by the state company Engineering India Ltd (EIL) for a set of seven different contracts. This piecemeal approach would have divided the project into sections such as the pipes supply, construction, supply of fittings, compressor stations and other parts.

Snampoggetti offered its own solution in April last year. The £1.2bn proposal was framed as a consortium of Snampoggetti, "I am irritated. There is nobody in Snampoggetti who has any connections with Mrs Gandhi. The entire thing is nonsense."

President Ronald Reagan has proposed a deal on the crucial issue of whether or not new multilateral trade talks should be held, yesterday joined forces against the U.S. in the council of the General Agreement on Tariffs and Trade (GATT).

Both strongly condemned a recommendation by the U.S. International Trade Commission (ITC) that a quota of

UK NEWS

Statutory body for City 'may be needed'

THE GOVERNMENT should not hesitate to introduce a statutory Securities and Exchange body to take over direct responsibility for the financial markets if its proposed system of self regulation is abused. That is the conclusion of a paper published today by the Conservative Bow Group on The City Revolution.

The pressure group's paper recommends the setting up of a single investment board rather than the two separate boards - covering investment markets and the marketing of life assurance - which were suggested in the Government's recent White Paper (policy document). It also goes further than the White Paper in its recommendations that the investment industry should be subject to legal control.

Contrary to the current view of the regulatory authorities, the paper says that the Takeover Panel should be given statutory backing. It makes a number of controversial proposals aimed at checking the potential conflicts of interests within the financial conglomerates that are being formed in the London markets.

Written investment research should disclose whether the firm acts for, or makes a market in, the security under review, and show the approximate size of its position at the time of publication.

The level at which investment institutions are obliged to disclose total shareholdings of their discretionary investment clients should be reduced from 15 per cent to 5 per cent of a company's shares.

Investment managers should not be allowed to vote shares held by their nominee companies without formal reference to the beneficial owner in cases where their firm is also acting in takeover bids or other corporate activity concerning the company.

The City Revolution - Gentlemen versus Players, Bow Group Publications, 240 High Holborn, London WC1V 7DT. £4.00.

□ BANK lending to the private sector rose by an underlying £1.4bn in the five weeks to mid-June. This, though relatively high in relation to the Government's monetary targets, is below the average rate of increase over the last year. Full banking figures, issued yesterday, showed that sterling M3, the broad measure of the money supply, which includes cash and bank deposits, rose by 2 per cent in June.

□ SHARES of Sunrice Clothes, the Leeds-based clothing company, fell sharply on the London Stock Exchange after allegations made in the house of Commons about its chairman's involvement with heavy losses at Johnson Matthey Bankers. The shares closed with a loss of 6p at 30p, after having touched 26p.

Mr Michael Hepker, the chairman, was said by Mr Brian Sedge- more, MP, to have led Bank of England auditors 'up the garden path' in connection with allegedly fraudulent loans to an offshore investment company.

Directors of Sunrice Clothes put out a statement saying that to the best of their knowledge, the company had never had any relationship, banking or otherwise, with JMB.

□ CONSUMER spending picked up briskly in the three months to June, after more than a year of stagnation according to official figures.

The estimate, from the Central Statistical Office, suggested that consumers spend 2 per cent more in real terms in the second quarter, compared with the level in the first three months of the year. Last year consumer spending was only 1% per cent higher than in 1983, although the Treasury had predicted growth of 3 per cent in its 1984 budget forecast.

□ ITALIAN steel fabricators have been taking losses to win contracts with the UK and provide the main foreign threat to domestic contractors, according to surveys by the National Economic Development Office (NEDO).

The Process Plant Economic Development Council will decide at its meeting today whether the findings justify an approach to the EEC. NEDO sent two separate questionnaires to 11 contractors and 24 fabricators after complaints that Italian companies were quoting prices as much as 50 per cent below those of the cheapest UK bidder.

□ ICL, the British mainframe computer company, has won orders worth £16m for its One-Per-Desk (OPD) terminal. The OPD, which combines a personal computer with an advanced telephone, was regarded as a critical new product in the company's recovery programme when it was launched late last year. Total orders for the terminal are now worth over £30m, according to ICL. Latest orders include one for £1.5m from the New Zealand Post Office and £4.5m from a number of distributors in South Africa.

□ MANAGEMENT and unions at Shell Chemicals' production works at Carrington, near Manchester, have agreed a deal which cuts jobs by more than half but preserves the plant. There will be joint collaboration on redeployment of redundant staff elsewhere in the industry.

The 1,200 workers voted to accept a plan that will cut the workforce to 500, and abolish demarcation between operating and maintenance workers.

Clash over pay awards agreed for top earners

BY DAVID BRINDLE AND PETER RIDDELL

THE GOVERNMENT faces demands for a full House of Commons statement after a row last night provoked by the announcement of substantial pay rises for senior civil servants, top military officers and the judiciary.

Under the awards, recommended by Lord Pilkington's Review Body on Top Salaries, the pay bill will rise in a full year by 12.2 per cent for senior civil servants, by 17.6 per cent for senior military officers and by 10.3 per cent for judges.

The awards will be delayed and phased to mitigate the effect in the present financial year. However, criticism was directed at some of the larger overall increases proposed by the review body to narrow the gap between the public and private sectors.

Among these, the most spectacular is a cumulative rise of more than 46 per cent in the salary of the Head of the Home Civil Service, presently Sir Robert Armstrong, taking the figure from £51,250 to £75,000 by next March.

Critics pointed to the fact that the announcement came 24 hours after the Government removed 500,000 young workers from the protection of wages councils which set minimum pay rates for the low paid. Mr Rodney Bickerstaffe, general secre-

tary of the National Union of Public Employees, called the contrast 'a staggering obscenity.'

Also dismayed were local authority employers who are trying to persuade the teachers' unions to accept a pay rise of 6 per cent this year and 7.4 per cent in a full year. With the unions due to meet next Tuesday, the position was believed to be extremely delicate.

Because of the phasing of the top salary awards, the Prime Minister was able to put a relatively moderate seal on the figures. She said the costs could be absorbed within existing public expenditure provisions and cash limits in 1985-86.

On the Government's calculations, the average increase this year will be 5.1 per cent for senior civil servants, 7.3 per cent for senior officers in the armed forces and 7.1 per cent for the judiciary.

Mrs Thatcher said the Government accepted the view that the public service should offer a career pay structure which would attract people of high quality.

Under the Government's arrangements for implementation, they will be paid in instalments; half or at least 5 per cent from July 1, with the balance from March 1 next year.

Saudi investors build up TI stake

By Martin Dickson

EVERED HOLDINGS, a small engineering company based near London, and a group of private Saudi Arabian investors, emerged yesterday as the unexpected holders of an 11.6 per cent stake in TI Group, the major UK engineering company that has been the subject of bid rumours for months.

Mr Raschid Abdullah, Evered's chairman, said the holding was a 'strategic investment.' Asked if it might be the prelude to a bid, he said: 'We're very open-minded about the holding. The purpose is to make money for Evered and that is the overriding factor.'

Mr Ronny Utiger, chairman of TI, said that he was 'suspending judgment. I don't feel I know enough about their intentions,' he said.

'Given the size of Evered and the progress we have made since the start of the year in putting our house in order, I find the whole thing difficult to get to the bottom of.'

Evered said yesterday that it owned 4m TI shares itself - 6.73 per cent of the equity - while 10 other parties representing the interests of various Saudi families held the remaining 4.87 per cent.

The group is likely to have paid up to £20m for its holding. TI shares closed last night at 286p, up 10p on the day.

Japanese may make joint offer for Nissan car importer

BY KENNETH GOODING AND CARLA RAPORT

NISSAN, the second-largest Japanese car maker, is believed to be in talks with Mitsui, one of Japan's leading trading companies, about a joint offer for Nissan UK, the privately owned import company of Britain.

Nissan executives in Tokyo refused to comment yesterday. However, it is believed the two companies are planning to offer about Y50bn (£150m) for Nissan UK, which has a network of 430 dealers throughout Britain.

A Nissan executive said yesterday: 'Nissan is working on reshaping and enhancing sales networks in the UK in advance of the local production of Nissan cars next year.' He declined to elaborate.

Nissan will begin producing

24,000 units a year in Britain by next summer, which may rise to 100,000 units by 1990 if expansion plans go ahead.

The reported talks between Nissan and Mitsui have come as a surprise as Mitsui has traditionally been linked with Toyota in overseas markets, while Nissan has worked with Marubeni. Mitsui, however, is apparently anxious to increase its car sales network which is much smaller than Marubeni's.

According to reports in the Japanese press, Nissan will take a 51 per cent stake in Nissan UK, with Mitsui holding the balance.

Mr Octav Botmar, who built up Nissan (formerly Datsun) car sales in Britain until they accounted for about 6 per cent of the market, or

A 108mph boost for fast track to Wales

By Anthony Moreton in Cardiff

BRITISH RAIL yesterday put all thoughts of huge losses behind it and did what it always says it can do best of all - run trains very fast.

Accompanied by the usual media circus that graces such events, it broke by a comfortable margin the speed record for a run between London's Paddington station and Cardiff, the Welsh capital.

A special train, commissioned by the Wales Tourist Board and the Welsh Development Agency and full of the sort of people, such as Japanese and West German businessmen, that both bodies would like to attract to Wales, covered the 145.1 miles in 80½ minutes. The run knocked 29 minutes off the previous best time.

That was the official time, although the man from Britain's National Railway Museum, whose figures are treated as gospel by Railway Magazine, the Bible of these things, timed it at 20 seconds longer, which he said brought the speed down to 107.5mph.

It failed by a shade, in any case, to match the fastest run in Britain, an average of 112.8mph for the 117½ miles between Paddington and Bristol's Temple Meads station, set a few years ago by a special train organised for a television programme.

But the run pleased the Welsh Development Agency which has been lobbying for some time for a non-stop train between London and Cardiff. It also pleased the tourist chiefs, even if their visitors were greeted with a typical downpour of Welsh rain.

It probably also pleased Isambard Brunel, too. If the great railway builder had not laid down the straight track 150 years ago the record could not have been attained, let alone beaten.

The only person who seemed slightly puzzled by all the official announcements and railway buffs with their stopwatches was the man from the Bank of Tokyo, for whom it must have been small beer.

On Japan's bullet train, he is quite used to travelling the 385 miles between Tokyo and Osaka in three hours. That includes two stops, though he only mentioned that in passing.

U.S. takeover laws 'protect boards'

BY WALTER ELLIS AND RAYMOND HUGHES

U.S. TAKEOVER laws were designed to protect the board of the target company, not the stockholders. In the UK, shareholders were consulted throughout, and finally decided the issue.

That was the essential difference between U.S. and British law on takeovers, according to an American Bar Association seminar conducted yesterday by takeover experts from both sides of the Atlantic.

Mr John Huber, director of the corporate finance division of the Securities and Exchange Commission (SEC) in Washington, said U.S. boards had the right and the duty to protect the integrity of their enterprises.

Mr Marty Lipton, a leading New York company law attorney, said the U.S. system, with its lack of shareholder control, did not require bidders to treat shareholders in the

target company equally. Discriminatory or selective bids were considered perfectly acceptable and normal.

There was also the key question in the U.S. of economic viability. Company directors had to ask themselves if the target company - not just the shareholders - was well served by the bid.

Such considerations could, however, be in the interests of shareholders, because a successful resistance to a bid led by a board of directors frequently resulted in a rise in the share price of the company under attack.

In Britain, by contrast, London lawyer Mr Michael Pescod said, 'victim' companies tended to run off to the City Panel on Takeovers and Mergers in the hope of a reference to the Monopolies and Mergers Commission.

U.S. Judge Howard M. Holtzman, a member of the Iran-United States claims tribunal, said arbitration was

important to aid world trade, and world trade was one of the building blocks of world peace, he said. For that reason the problem of arbitration delays had a significance beyond the concerns and costs of particular litigants.

U.S. legal procedures for dealing with compensation claims by chemical pollution victims were compared unfavourably with the British system.

Mr David Higgins, a partner in City solicitors Herbert Smith & Co, said the English system struck a

reasonable balance between justice for the few - in the shape of compensation - and justice for the many, in the shape of uninhabited commercial activity.

Such a balance, Mr Higgins suggested, was not struck in the U.S., where there seemed to be such a plethora of claims - many of them unmeritorious - that the system was unable to cope.

The problem appeared to be procedural defects, he said. He cited the use of the contingency fee system, rather than a property-continued legal aid system and the failure to allow attorneys' fees and disbursements to be awarded against the losing side.

Also, the liberal rules of discovery - governing the disclosure of relevant documents and evidence - allowed 'fishing expeditions' to the point where 'I can sue you and then you have to tell me why,' he said.

In the Food and Environment Protection Bill currently before parliament, that scheme was replaced by statutory requirements and the Government had given an assurance that more information would be made available to the public.

On Japan's bullet train, he is quite used to travelling the 385 miles between Tokyo and Osaka in three hours. That includes two stops, though he only mentioned that in passing.

July 19, 1985

NOTICE TO THE HOLDERS OF TRANSCO INTERNATIONAL N.V. 8-3/4% CONVERTIBLE DEBENTURES DUE 1995

Notice is hereby given to the holders of Transco International N.V. (TINV) 8-3/4% Convertible Subordinated Debentures due 1995 that:

as part of its regular quarterly dividend policy, Transco Energy Company (Transcol), guarantor of said debentures, will pay to its common stockholders, in addition to its regular quarterly cash dividend, a portion of the depositary units it owns in Transco Exploration Partners, Ltd. (TXP). Transco common stockholders of record August 2, 1985, will be entitled to receive, in addition to the current quarterly cash dividend of \$5.54 per share, one-twentieth (1/20) of a depositary unit of TXP per share. This dividend represents a distribution this quarter of approximately 1.2 million of TXP units owned by Transco. The payment date for this quarter's dividend is September 3, 1985.

As a result of the dividend of TXP units, the conversion price for the TINV 8-3/4% Convertible Subordinated Debentures, originally \$68.00 at date of issue, will be adjusted downward from the current price of \$60.72 effective August 5, 1985, pursuant to a formula contained in the Indenture. Notice of such adjustment in the conversion price will be given on or about August 1, 1985.

Transco Energy Company, based in Houston, Texas, U.S.A., through its subsidiaries and affiliates, is a supplier and transporter of energy with principal business interests in natural gas transmission, oil and gas exploration and production and the production and marketing of coal. Its common stock is listed on the New York and Pacific Stock Exchanges (Symbol: E). TXP is a publicly traded Texas limited partnership in which Transco owns an approximate 80% interest. TXP is listed on the New York Stock Exchange (Symbol: EXP). The TINV 8-3/4% Convertible Subordinated Debentures are listed on the London Exchange.

TRANSCO ENERGY COMPANY
HOUSTON, TEXAS
U.S.A.

Sinclair's C5 faces fair trading probe

BY JOHN GRIFFITHS

THE OLD BBC joke that when they play musical chairs at the corporation each time the music stops another chair is always added will have to be revised, writes Raymond Snoddy.

For the first time an organisation where redundancy has been an almost unheard of concept and staff numbers have grown inexorably over the years with the expansion of broadcasting is contemplating losing up to 4,000 of the 25,500 staff financed from the licence fee.

The financial crisis which resulted from the recent award of a £58 colour television licence fee rather than the £55 asked for - a shortfall of £350m over three years - has not just resulted in painful decisions on employment. It also marks the end of a distinctive BBC brand of philosophy - some would say arrogance - that only things produced in-house

will repeat some of its claims for the machine, on the grounds that they were exaggerated or unproven.

Potentially one of the biggest problems facing Sir Clive, who has sunk £7m of his own money into the venture, is a wait from Hoover, the domestic appliance maker, issued against Sir Clive personally, claiming £1.525m for work carried out on the vehicle at Hoover's Merthyr Tydfil, South Wales, washing machine plant where the C5 is assembled.

The writ was issued several weeks ago, but has yet to be served, perhaps indicating that Hoover itself is reluctant formally to initiate moves which could risk finally killing the venture off. Sir Clive himself has been on holiday in the U.S. since the beginning of last week, and is due to return at the weekend. In his absence, a Sinclair Vehicles spokesman said that, if served, the writ would be contested vigorously.

The company insists that production will continue at its current rate of 100 a week - 10 per cent of the originally envisaged first-year level - while plans to take the vehicle to export markets are finalised.

They also studied the state of the industry around Europe and concluded that there was an opportunity

to steal a march on competitors with the new 'reel-less' pack.

The wire industry has long been looking for an efficient method of packing wire that would enable it to dispense with the reusable standard steel reels. Reels are costly to the wire drawers and a nuisance to their customers.

Mr Henry Lee, director of Delta's cables division, says annual wire imports doubled to 7,500 tonnes between 1980 and 1984 and now account for about a fifth of the free market.

Most of the 240,000 tonnes of wire consumed in the UK annually is produced internally by the integrated groups, leaving only a relatively small free

TECHNOLOGY

Users call the tune in contest over common standards for computing

Geoffrey Charlish examines a fresh view of the OSI debate

THE VIEW that common standards for linking computers from different makers is the 'trend' in interconnection or OSI initiative will soon be widely accepted as is challenged by a recent report.

Those following the debate may feel the battle has been essentially between mostly major U.S. computer companies like IBM and DEC, with thousands of installations of their proprietary networks, and the much more European standards-making bodies supported by the smaller suppliers.

But according to the Butler Cox Foundation, a management consultancy specialising in information technology, the user community has yet to reach firm conclusions. For example, most of those already using a single proprietary network thought the majority of their interconnection worries had been taken care of. They believed the OSI initiative had little relevance to them.

However, almost half the user organisations interviewed supported the OSI initiative. They looked forward to the day when their choice of computer could be based on performance and fitness for the job rather than its ability to interwork with their existing systems.

Interworking is becoming increasingly important as more companies base their activities on computers, both within companies and between companies and their suppliers and customers.

They have three options. Some have accepted multi-standard communications, with interworking where necessary via conversion software. Others have universally adopted one

proprietary solution, like IBM's systems network architecture (SNA) — while a third group has decided to wait for the OSI standard to emerge from the International Standards Organisation (ISO).

Whatever the choice, Butler Cox points out that corporate networks are expensive to build and take a long time to implement. A long-term commitment to a particular network

According to the report, these problems have caused many organisations to drop the multi-standard idea and adopt a proprietary network — and the trend will continue.

But the drawbacks of the proprietary solution are well enough known: the user can become locked in to a specific supplier's products (and his prices), he usually cannot influence a large supplier's

standards for the two lower levels exist and are approaching, or are at draft international stage for the other levels of the seven layer model. Butler Cox expects that electronic mail products will be the first to be based on the full seven layer model, becoming available this year or in 1988.

Mainstream data processing products should follow two years later. They will be proprietary networks based on OSI standards and OSI gateways between proprietary networks.

There is a good deal of support for the OSI idea. In April, Butler Cox held a seminar at which 50 senior information managers debated the motion: "This house believes that OSI is a distraction". It was defeated by a substantial majority.

Even so, problems are identified. For example, an innovation product can be incorporated into a supplier's range more quickly than a standard can be developed and incorporated into hardware and software. Standards need international agreement, which is not easily reached if there are conflicting national interests. Suppliers, too, are likely to protect their own interests.

The report also dispels the idea that OSI-based products necessarily will be built to a standard.

It says: "There will always be difficulties in linking the different suppliers' versions.

But the report suggests that despite the present uncertainties in the long term OSI will succeed simply because of the weight of backing from European governments.

Network Architectures for Interconnecting Systems; Butler Cox Foundation; 01-831 0101.

effects of decisions taken today could still be felt in 10 or 15 years' time.

The two existing approaches have various pros and cons. The multi-standard idea suffers from the fact that the number of user functions that can be achieved may be limited due to restrictions on the applications and databases that can be accessed by a particular terminal. The scope for sharing resources (computing power, bulk storage, printers) is often reduced, impairing the network if some crucial facility is not available.

The need to employ staff familiar with more than one approach can push up costs, as can the difficulty of allocating fault responsibility to a specific supplier.

It also indicates how far the European initiative has moved in producing useable standards.

Day robots will take humans for walkies...

JUST AS PUNDITS

ten years ago were predicting, accurately as it turned out, that households would contain just that number of microprocessors, so now there are predictions that within a few years the home will have a number of small robots, one to mow the grass, one to vacuum the carpet and one to

one to clean the carpet. Butler Cox believes that electronic mail products will be the first to be based on the full seven layer model, becoming available this year or in 1988.

Richard Pawson, in his recently published Robot Book (Windward, £7.95), argues that the true general purpose household robot will probably never

exist. The robot industry today is selling devices which it claims can act as a watchdog for burglar, vacuum the carpet or fetch a beer from the fridge.

Mr Pawson writes: "Even if these applications do appeal to you, they are actually quite limited using current technology."

The robot arm might be able to carry a can of beer, but it certainly could not cope with most fridge doors."

But he sees a sound future for robot pets: "Within five years," he claims, "robot pets will be widespread. They will not need housetraining, but they could be programmed to need exercise, to encourage children or the elderly to get out of doors."

Mr Pawson's book is lavishly illustrated and is more of a pictorial introduction to the robotics field than an academic text. But it does have useful sections on the way robots work and their interaction with computer systems.

The book shows there is little new in the world of robots. In the eighteenth century, Jacques Vaucanson anticipated the notion of robot pets by developing a mechanical duck which could take in grain, digest and excrete it.

The main job of microwave components for satellites is to act as a bridge between the amplifiers on the vehicles that boost the power of radio signals and the antennas that receive signals from ground stations and retransmit them.

In the input stage to the satellite, the devices merge or multiplex signals of different frequencies transmitted by separate channels from the Earth station. This facilitates the amplification or processing of the signals by other equipment on the satellite.

In the transmission stage on a space vehicle, the microwave components filter out signals of a particular frequency so that the radio waves can be received by an antenna on Earth to that particular part of the spectrum.

Com Dev is supplying microwave equipment that will feature on the European Space Agency's Olympus satellites. British Aerospace is the main contractor for this programme.

It is also providing hardware

Making waves with microwave guides

BY PETER MARSH

MICROWAVE

guides—small pieces of metal which are constructed rather like chunks of Gruyere cheese—are playing an important part in a range of applications from relaying satellite messages to unscrambling radar images.

The components filter or merge microwave energy between 1GHz and 20GHz that features in satellite communications and military systems.

The pieces of metal, which can cost between £30 and £30,000, contain networks of tubes and cavities through which the waves propagate. They rely for their performance on the shape and layout of the cavities and the size and position of physical stops and screws, which channel the waves in different directions.

Two companies developing up to date in Britain are microwave wave guides are Com Dev, a Canadian enterprise which earlier this year set up a UK subsidiary, and Filtronic Components, based in Shipley, Yorkshire.

Com Dev, which employs 220 people in Cambridge, Ontario, and has annual sales of £52m, specialises in microwave components for communications satellites.

The company, whose UK subsidiary is in Tring, Hertfordshire, has supplied microwave devices to the makers of 34 satellites in orbit. Customers include giants of the US aerospace industry such as Ford, Hughes and RCA.

The main job of microwave components for satellites is to act as a bridge between the amplifiers on the vehicles that boost the power of radio signals and the antennas that receive signals from ground stations and retransmit them.

In the input stage to the satellite, the devices merge or multiplex signals of different frequencies transmitted by separate channels from the Earth station. This facilitates the amplification or processing of the signals by other equipment on the satellite.

In the transmission stage on a space vehicle, the microwave components filter out signals of a particular frequency so that the radio waves can be received by an antenna on Earth to that particular part of the spectrum.

Com Dev is supplying microwave equipment that will feature on the European Space Agency's Olympus satellites. British Aerospace is the main contractor for this programme.

It is also providing hardware

emanate, for example, from equipment that picks out the movement of aircraft or spacecraft with radar.

Besides selling the conventional form of microwave devices, Filtronic Components is also developing a relatively new kind of component called a suspended strip-line substrate.

This consists of a printed-circuit board sandwiched in an aluminium box with a layer of air either side. Tracks are etched onto the surface of the board.

Combinations of waves can be filtered by passing them through the box. The exact route of the signals through the system depends on the dimensions of the tracks and the sizes of the various layers in the box.

The British company sells microwave components mainly to the telecommunications and defence industries. For instance, it is supplying devices that inside telephone substations for the transmission and reception of cellular radio.

Another application is in deciphering complex patterns of microwave signals, which

to Selenia of Italy (for Italy's national telecommunications satellite) and to Dornier of West Germany, which is building an ESA remote-sensing satellite due to be launched in the late 1980s.

Initially

the

British

subsidiary

of the U.S.-based company that makes test equipment is gradually increasing the range of interfaces it offers to allow connection of its machines to computer aided design systems.

The connection of testing to designing is an example of the linking of the so-called "islands" of automation in factories. In this case, since the test connection data is already contained in the CAD computer files, it makes sense to feed it to the test equipment.

The link eliminates the need to re-enter the important information used to design a printed circuit board in order to develop the test program.

Interfaces now exist for the CAD systems made by Valid Logic, Scientific Calculations, Computervision and DA Systems.

The interfaces translate data from the CAD equipment into a form that can be accepted by the Zehntek ATE system. Transmission can be over lines or via tape. More on 0908 666555.

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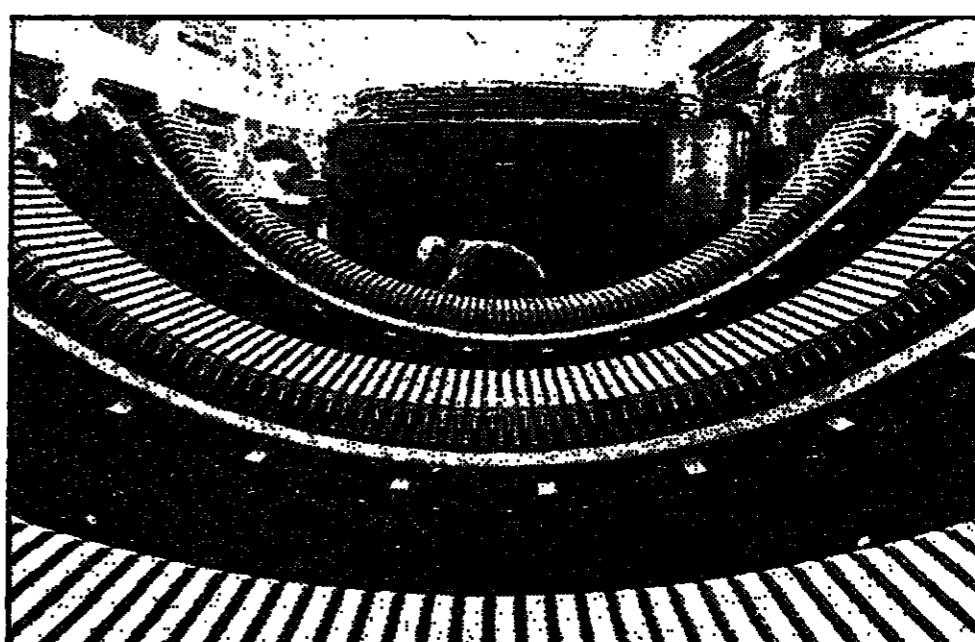
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FINANCIAL TIMES SURVEY

Friday July 19 1985

Office Property

Returns are rising faster than inflation for the first time since 1979, as growth in high-tech occupiers and financial services feeds a selective revival in demand for quality floorspace

Recovery boosts rents

By William Cochrane

THERE HAS been a demand-led recovery in the UK office property market over the past year or so and rents, for the first time since 1979, have grown faster than the rate of inflation.

These rose by 6.8 per cent in the year to June compared with a 5.4 per cent increase in retail prices, according to the annual survey of 40 office centres by agents Debenham Tewson & Charnocks.

"This growth is spread over 31 centres compared with 21 in 1984 and only 18 in 1983," they said. "While this indicates a more widespread pattern, certain blackspots remain; some inner London boroughs continue to experience depressed conditions as do most northern centres and the East Midlands."

The rise in rents partly reflects the selective recovery in the economy which has been concentrated on the service sector.

"Using employment as a measure of economic activity, it is evident that office-based

activities such as business services, banking, insurance and professional services have suffered least in the recession and have moved into an expansionary position earlier than production activities," says the report.

James Lang Wootton, another leading firm of agents, said in a study of 50 centres over the 12 months to March 1985 that banking and finance, insurance and business services had accounted for 42 per cent of office take-up in terms of units and 39 per cent of floorspace.

Mr Ian Thurman, senior analyst with JLW Research, went deeper, saying the trend illustrated the importance of high technology occupiers.

This group, including the office machinery, data processing equipment, electronic and electrical engineering sectors, accounted for up to 15 per cent of units and 18 per cent of floorspace taken.

Transport also showed some strength, absorbing 25 per cent of floorspace taken outside the south-east. But public administration and other services, were affected by controls of public expenditure, taking 10 per cent of the floorspace in the 50 centres, and only 8 per cent of floorspace throughout the south-east.

The recovery, then, is selective—and so are the occupiers.

Whether in Glasgow, Southampton or central London, there is strong demand for new, well-appointed buildings while second-hand or basically equipped space has met with resistance from potential tenants.

The market has evolved into a two-tier structure where prime accommodation is letting rapidly and records strong rental growth, while rents for poorer space are stagnant. And this space can overhang the market for several years, according to DT & C.

Changes in the industrial property market evident over the past two or three years, are making their impact on offices, says Mr Ian Campbell of agents Campbell Gordon.

"Office occupiers are beginning to divide into two categories, those who must be in the town centres to operate efficiently, and those who do not," he says. "It is likely that the financial, professional services and similar sectors will remain in the town centres.

Professor Mitchell Moss of New York University, gave one reason for this at a conference in London on the impact of information technologies on land

use and development.

Large cities served by long-distance fibre-optic networks

would be strengthened by developments in telecommunications, he said. The ability of small outlying areas to attract businesses would weaken.

Prof George Lefeo, of the University of Southern California Law Center, said: "The banks and securities houses are likely to stay in the cities along with their handymen like the accountants and the lawyers. But he added that U.S. popu-

lation growth is taking place outside town centres "and development is following that trend."

Mr Campbell also says some production rather than service companies looking for office accommodation find diminishing attractions in established centres.

These companies are finding that combining their administrative and training requirements with their production, assembly and storage functions into one location has

operational attractions and pro-

ductivity spin-offs," he says.

"Hence the interest of such organisations in buildings which are now generally called—misleadingly—high-tech space."

Companies can occupy large amounts of accommodation for administrative and associated uses, as well as production or assembly areas, at an average rent which compares favourably with town centre blocks suitable solely for offices.

London's Great West Road (A40) has many developments

of this sort from an earlier age, which went out of fashion in the 1960s. It remains to be seen if the present fashion will last.

Headlines in the office property field this year, however, have mainly concentrated on the City of London. The City Corporation produced a controversial draft local plan which was attacked by many property professionals. Developers, meanwhile, got on with their plans for big buildings on the City fringe.

One of the biggest—certainly

the most peripheral—extension

to the City

has been proposed for Canary Wharf in the Isle of Dogs, the London Docklands enterprise zone. This involves

£1.5bn proposal to develop the wharf with between 4m and 8m sq ft of offices.

It took a consortium of international banks and an American developer, First Boston Real Estate, to make such radical proposals.

But developers, occupiers and some institutions are beginning to see that to get the right buildings they might be wasting time waiting for the proponents of the conventional approach.

For some years office developers have been bemoaning the lack of institutional capacity to fund buildings costing £20m or over. A typical 200,000 sq ft

development in the City could now cost between £50m and £80m or more. There are not many funds prepared to stump up.

Suggestions are now emerging for using syndication, unitisation and incorporation—the single asset public property company—to split funding between a number of sources.

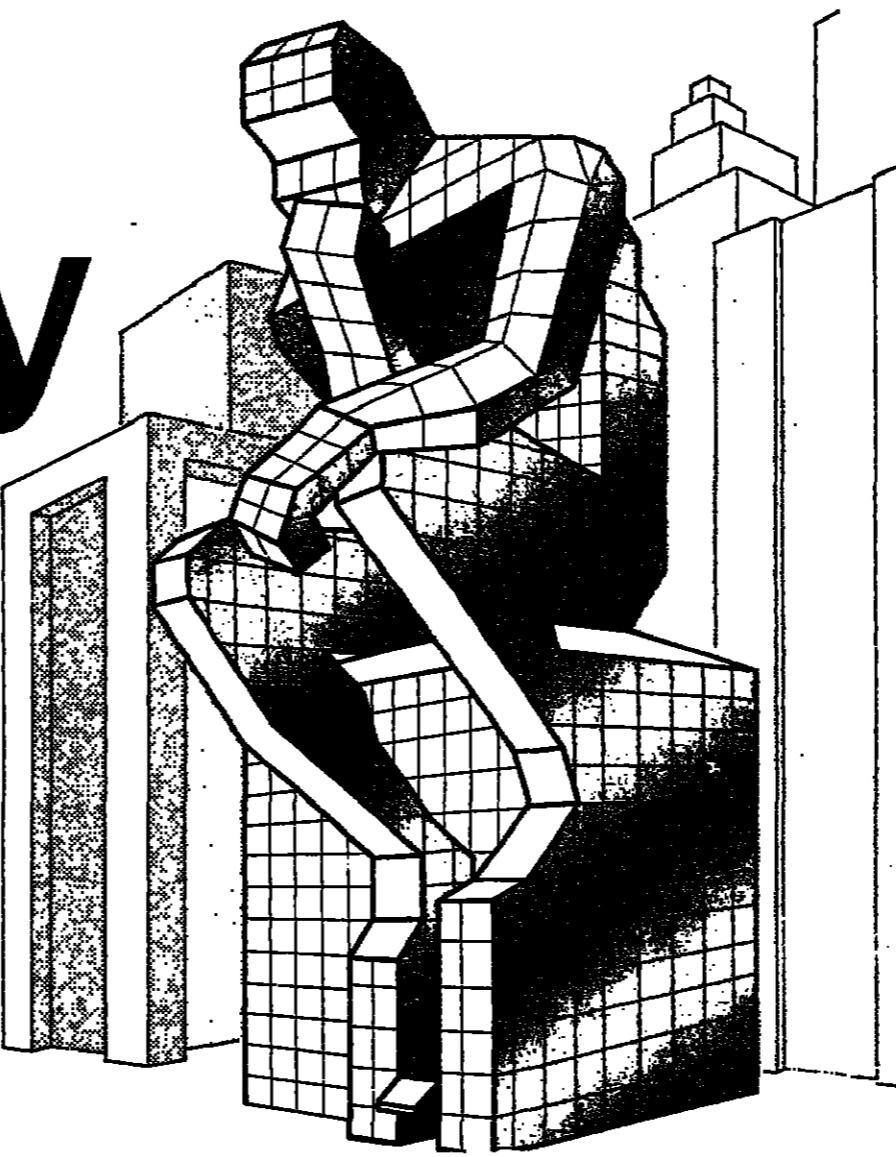
A Royal Institution of Chartered Surveyors group has studied single property unit trusts.

Solution

Some schemes are beginning to evolve, such as Sir Jeffrey Sterling's P & O Group partnership with Stockley in the redevelopment or refurbishment of Beaufort House, P & O's old headquarters, at Aldgate on the City's eastern fringe.

Unitisation can be a solution to buildings which cannot be started for lack of conventional fundings. It may increase the number of building options for sites.

Mr Patrick Scott, who heads the Woolgate Finance team which has just spun off from Chase Manhattan, says most good development schemes will find some kind of funding. Unitisation will maximise the profit to the developer.



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Office Property 2

Rising demand for quality space

West End

DAVID LAWSON

IMPROVING confidence in the service sector in 1984 began to pull the office market in London's West End out of a couple of stagnant years for take-up and rental growth. This has continued through the first half of 1985, with rents levels climbing in many parts of this fragmented market.

A small amount of space has been let, sold or gone under offer in the five months to May, according to agents Debenham, Tewson and Chinnocks, providing a slightly higher monthly average than the 388,000 sq ft for the whole of 1984. But there is still a big pool of more than 3m sq ft of space available after a similar amount of space came on the market as let.

Annual rent growth has reached 8.7 per cent, a 5 per cent jump on last year, say agents Healey and Baker. But global figures can hide wide variations in fortunes.

At one end of the spectrum Mayfair and St James' offer relatively little new space, and heavy demand has led to a big boost in rents. At the other extreme, Victoria is still awash with vacant space and poor buildings are almost untenable. But even here there has still been an increase of demand for better quality space.

Take-up in Mayfair and St James' increased last year by more than 10 per cent, 1.5m sq ft and supply of available space fell by a fifth. The trend has continued strongly in 1985, says Mr Phillip Dawe of Richard Ellis, pushing average top rents in Mayfair to almost £25 a sq ft, and in St James' above £25.

Top levels touch £30 with deals completed such as Citibank's 15,000 sq ft acquisition in Berkeley Square at about £28 and the same amount paid by J. Walter Thompson for a new building in Farm Street.

There are few prospects for development other than refurbishments in this part of the West End, and much property is tied up in the hands of big estates like Grosvenor and BP Trust. A scheme like Legal & General's 200,000 sq ft Lansdowne House on Berkeley Square is an exception and will provide a new building in Farm Street.

REVIVAL OF demand has penetrated a little way into the gloom hanging over office markets in the UK's provincial towns and cities. But the clouds are so heavy, particularly in regions of highest unemployment, that development has all but ground to a halt and investment prospects remain poor.

Apart for the occasional business park, new town or special development zone, investors and

developers are continuing to favour the buoyant areas of the south which have proved so attractive to expanding modern industries because of better communications and environment.

Rent levels have improved in the last year according to the Debenham, Tewson & Chinnocks annual survey, increasing by an average of 7.5 per cent compared with 4 and 4.4 per cent in each of the previous two years. This looks impressive compared with the 6.3 per cent London increase and beat the 5.4 per cent rise in retail prices. But the average hides a number of stagnant areas (Bull, Leeds, Leicester and Sheffield) among more vibrant markets.

Over the longer period, the picture looks even more bleak, with only five centres in the 25 surveyed showing rental growth near or above the average 6.7 per cent annual inflation rate since 1981. Bristol, Glasgow and Manchester were well above this crucial mark and Birmingham and Nottingham just below.

That movement seems likely to continue. There are "bright spots" of demand around the provinces, according to Mr Don Gregory of Hillier Parker, but rents have not reached the threshold in most centres of £7.25 a square foot to make development viable (except on historic site values).

Relocation of companies away

from the high costs of the south-east also seems an unlikely saviour. Most movers have stayed within striking distance of London, particularly

agencies Capital & Counties, including computer-controlled lighting and high energy efficiency. This sort of quality is becoming almost mandatory to attract tenants, even in high demand areas.

Cover Garden and The Strand have developed a momentum based on the attraction of smaller tenants to the invigorated area around the piazza and financial/energy businesses to larger buildings.

Doubt

Mr Bill Monk, of Jones Lang Wootton, says The Strand has become an accepted financial location. Citibank's acquisition of the 50,000 sq ft developed by London & Leeds from the Savoy Hotel seems to confirm this belief, as does the interest being shown by a bank in the 50,000 sq ft being created out of the fire-prone Civil Service store.

But there is still some doubt in the market whether the City is ready to spill into an area so far from traditional locations.

Record rents were claimed for Savoy Court, but few details confirmed about any concessions. But neither were they in the £20-plus levels when the Adelphi was let at more than £20 a sq ft to Phillips and £25,500 sq ft taken by Enterprise Oil in Griffin House at more than £19. Time will tell whether the 42,000 sq ft being offered by the unfinished Strand Central

development next door at £23 a sq ft is taken up to clarify rental growth in this growing energy sector.

Victoria remains a problem area, with the big pool of available space. At the 75,000 sq ft taken off the market last year, but this will let about 15 per cent of the 8m sq ft stock available. And much of the space removed was through companies like BP Chemicals deciding not to relocate because they would find it difficult to assign older space in this buyers' market.

Blue Circle found this problem with space in Portland House, released by Phillips' move to the Adelphi and surplus to Blue Circle's needs with its relocation to Aldermanbury. Herring Son & Daw, who took six floors for Humphreys & Glasgow at £15 a sq ft won three-year break clauses and say this reflects the surplus of second-class space and weakness of landlords. This is a harsh judgment for Blue Circle, which has been providing space and money refurbishing old space to modern standards and just let another 33,000 sq ft to American Express.

It is not completely black however. "Rents are static in Victoria, but there is demand," according to Mr Dawe of Richard Ellis. "There will be significant lettings in the next six to nine months although they will make only a dent in the supply."

Rising rent averages hide some stagnant pools

Vibrant south outshines regions

Provinces/M25

DAVID LAWSON

At first sight it seems paradoxical that Liverpool and Sheffield are the only centres to show real rent increases since 1973—both around 14 per cent—when the former has just seen its first increase since 1980 and the latter's rents have been static since 1981. But this is an indicator of the change in market preferences in that time, with the movement of activity south or into the main Scottish cities.

There is room for disagreement within this scenario, particularly when leading national firms of surveyors quote quite different prime rent levels for their calculations of growth. In Leeds, for instance, Mr David Richardson of Weatherhead Hollis & Gale points out that a rent boost is likely to come from the 140,000 sq ft in Lombard House in the last six months and less than 300,000 sq ft being taken in the last six months.

That movement seems likely to continue. There are "bright spots" of demand around the provinces, according to Mr Don Gregory of Hillier Parker, but rents have not reached the threshold in most centres of £7.25 a square foot to make development viable (except on historic site values).

Evidence of quite large rent increases such as 14.2 per cent in the East Midlands and 7.5 per cent in Scotland also comes from Healey & Baker, one of the largest agents. But the broad conclusion of a movement of activity and growth southwards is inescapable.

That movement seems likely to continue. There are "bright spots" of demand around the provinces, according to Mr Don

Gregory of Hillier Parker, but rents have not reached the threshold in most centres of £7.25 a square foot to make development viable (except on historic site values).

It is the M25 which is dominating the so-called "provincial" market, as the booming centres west of London it is benefiting like Windsor and Reading to fall into this category. Demand for higher-quality space and a better environment for staff has seen new and relocating companies leapfrogging London's traditional suburban business centres into towns like Redhill, where Norwich Union has just let 140,000 sq ft in Lombard House in North Central at £13 a square foot.

Mr Dodwell says this will become the benchmark level in the market and foresees a rent plateau of £12 to £15 in the short term around the west London fringes.

Investment opportunities would have to be found by spotting opportunities for extra performance, such as regeneration of some older London suburbs or in towns north and east of the capital where rents are still much lower than in Surrey and Sussex.

The impact of the M25 is one reason for the 11.86 per cent average growth in rents in the outer London suburbs over the last eight years—the highest in the UK according to Healey & Baker—although this growth has slowed to 7 per cent in the last six months.

This booming region is not without its problems. The creation of so much high-quality space has raised expectations in

Average High-tech/Out-of-Town Rents

	£ per sq ft	Campus/ Mixed country use*
Birmingham	3.25	5.50
Bristol	4.50	6.50
Cardiff	3.25	4.50
Cambridge	6.00	6.75
Colchester	4.50	4.00
E. Berkshire	8.00	12.50
Edinburgh	2.00	
M25 (SW)	7.00	11.00
M25 (W)	8.0	12.50
M25 (NW)	6.00	10.00
M25 (NE)	4.50	6.50
M25 (SE)	5.00	7.00
London E2	7.50	8.50
Milton Keynes	3.50	8.50
Norwich	3.75	4.00
Oxford	4.75	6.50
S. Hampshire	4.50	6.00
Sheffield	3.25	7.00
Manchester	3.25	6.00
Leeds	3.25	4.50
Northampton	2.50	4.75
Bedford	3.00	4.75

*Class III with up to 50 per cent ancillary office.

†Class II with ancillary uses

Source: Healey & Baker PRIME Report

tents and anything built below these standards will be difficult to let or downvalued in investment portfolios.

Some developers might be better off putting their money into higher-quality schemes in provincial areas where land prices are lower than shading standards to compensate for soaring site values around the M25.

WILLIAM COCHRANE spotlights three provincial developments

Successful recipe for Cook

NINETEEN companies new to Peterborough occupy offices on sites provided by the new town's development corporation. One of the most significant inward moves was of Thomas Cook, the largest international travel organisation in the world.

Cook's previous building, leased premises at Berkely Street, in London's West End, needed substantial and expensive modernisation. Space was inadequate for a growing business and new computer system could be accommodated only with great difficulty. Westminster rates were high and rising.

During 1972 and 1973 the company undertook a detailed review of 11 possible locations. Peterborough was chosen for its expanding business environment.

It chose a site which gave room for parking, expansion, a club house, and space for sports. Cook assigned two directors as project managers almost full time, and brought in Peat Marwick Mitchell as project consultant.

After concluding negotiations for the 21-acre site in early 1974, Cook was occupying the building by 1977.

Since then staff turnover has dropped to about 16 per cent a year from 40 per cent in London and there has been a steady improvement in productivity of 8 to 10 per cent a year.

Among the lessons it has

learned is that open-plan offices have not proved universally popular. "However, this must be balanced by the ease with which the many changes in location and layout have been achieved to meet the requirements of a modern office," it says.

It has been impossible to quantify the value of such gains as the big reduction in staff turnover or the ease of recruitment.

But it has saved about £1m a year on rates, about £1.25m a year on staff costs by eliminating London allowances. The saving on building and maintaining freehold premises rather than renting is about £1.5m a year, even allowing for the cost of funding, giving a total, measurable saving of £2.75m a year.

Among the lessons it has

proven is that it is better to

Office Property 3

Obituary for core may be premature

City of London

DAVID LAWSON

LIKE ECHOES through a time warp, reverberations from the City of London's "big bang" have been bouncing around the office property market since a year before the starting gun is actually fired.

With the City core going through a strangely quiet period last year, because of bank and general economic problems, it was inevitable that the activities of the few financial conglomerates to set up in the City to date would hold the market's attention.

A few developers had jumped on the bandwagon early, starting some enormous buildings outside the traditional core areas of the City. Early scorn over their presumption turned to astonishment when many of the best ones were gobbled up by the new conglomerates at unprecedented rent levels.

The City's new giants demand vast buildings between 200,000 and 300,000 sq ft according to one agent—in private, not dealing in open, flexible internal servicing so they can constantly switch around operations, and underfloor space for the cabling, which serves batches of electronic equipment.

The poor old City core, always considered the automatic location for financial dealers, cannot provide such space. Nor will it be able to in future if the conservatism dictated by the proposed City plan is accepted.

So the City "fringes" have appeared to be the new action areas, a couple of years after being dismissed as pipe-dreams.

But with the figures shown by most critics turned to converts, some champions of the fringes show a tendency to overreach themselves. Certainly there is a powerful trend towards big, high-tech buildings outside the traditional locations, but not all the borders of the City appear equally as promising and the demand for large space may not be as insatiable as some suggest.

Nor is the City core dead. Banking problems are easing and space in prime locations that has hung on the market for a long time has started to let,

according to Alan Froggett of Richard Ellis. He expects growth in prime rents to reach 10 or 15 per cent this year compared with only 4 per cent in 1984, and the average has already reached £33 a sq ft.

It could be argued that multi-letting and rents on relatively small buildings are no longer accurate indicators to the health and future of the city when such big new financial groups are the main players in the market.

One of the "champions of the fringes," agents Baker Harris Saunders goes as far as to say that rents on the periphery—already soaring in places to £26 a sq ft—will equalise with the core as modern tenants lean more to quality of buildings rather than the traditional addresses. They predict a twilit zone of older buildings in the centre where rents have to be reduced to attract smaller tenants.

Gloom

Arguments about where demand is concentrated might seem irrelevant outside the narrow world of property investment. Yet property companies, insurance groups and pension funds own about half the City according to a study by agents Savills, and how the relative values of their portfolios perform has a direct effect on share prices and bonus payments.

At least five international financial institutions will relocate headquarters to the Continent or Far East unless the City plan is revised, say agents Herring Son and Daw. And the profitability of 10 UK organisations frustrated in their search for single buildings of 150,000 sq ft or more will suffer.

This sort of alarm springs from the juxtaposition of between 30 and 40 primary dealing groups being set up for the "big bang" next year but not a single new building of more than 50,000 sq ft available this year and only 350,000 sq ft of new space available in total compared with 2m sq ft let in this category in 1984, according to Baker Harris Saunders.

This is why there has been a rush for buildings around the northern fringe of the banking area, like the Finsbury Avenue development, by brokers and banks. The refurbished Triton Court, once considered too far

from the centre is suddenly three-quarters full at rents which have risen to £21.75 a sq ft, and even the Liverpool Street development has seen almost half the 1m sq ft of planned space reserved by Security Pacific/Hoare Govett and American Express/Messel before it is started, at rents likely to be up to £27 a sq ft.

But George Gillon and Alan Froggett of Richard Ellis are more sanguine about how strong this wave of pressure is—and how long it will last. They point out that probably half a dozen at least of the financial conglomerates are left in the market for 100,000 sq ft plus buildings, and some may not survive for long after the big London head offices, is no exception.

One of the "champions of the fringes," agents Baker Harris Saunders goes as far as to say that rents on the periphery—already soaring in places to £26 a sq ft—will equalise with the core as modern tenants lean more to quality of buildings rather than the traditional addresses. They predict a twilit zone of older buildings in the centre where rents have to be reduced to attract smaller tenants.



Trevor Humphries

BEEF-UP FOR BEAUFORT

Some substantial—and fairly modern—City buildings are facing refurbishment or redevelopment in a market where high standards are necessary to draw tenants. Beaufort House (above), a former P & O centre in Aldgate, is a candidate through a partnership with Stockley, while the former BP centre near the Barbican is being rebuilt as the 250,000 sq ft Ropemaker Centre. Other 1960s and 1970s buildings like Lee House on City Wall, and Malverna House on Upper Thames Street could be demolished to make way for space which meets modern demands for flexibility, large floor areas and capacity to handle high-technology.

ing the river away from the City.

Baker Harris Saunders, as joint letting agents with Jones Lang Wootton, would disagree with such gloom in their predictions of continuing demand from the banks throughout this decade. But big institutions are not the whole market in any case, as Chesterfield and Lovells may prove if Price Waterhouse decides to take up half the 130,000 sq ft New City Court next to London Bridge station, being quoted by Erdman and Herring Son & Daw at £20 a sq ft.

Question marks hang over other fringes too. Mr Parsons and Mr Petty question whether the eastern sector will see much more movement since the insurance companies have done their relocation.

A whole clutch of developers beaten by Guinness Peat Berisford and MacAlpine for the chance to build 185,000 sq ft on the Minories seem more confident. So do Credit Suisse First Boston and Morgan Grenfell in the possibility of a 300,000 sq ft banking centre even further east in Docklands.

The fragility of prediction is nowhere clearer than in the two extremes of the northern fringe and Docklands. The first was called a disaster area for property investment three years ago and now revels in growth.

At the same time as the north fringe was being written off, a banking revolution was being predicted when Standard Chartered Bank examined the possibility of moving to Docklands; it is now developing in the City, although it cannot accommodate its international operations and is still exploring possibilities in the Isle of Dogs.

Citibank made the same trip a year ago but is now said to want the old Billingsgate market on the southern City fringe. Credit Suisse could yet tread the same path.

Even the blue-chip clients may not prove as reliable as predicted, if the decision by Samuel Montague not to occupy the 180,000 sq ft new part of Billingsgate is a guide. And if the City Corporation follows up ideas of modifying its planning restrictions by allowing some large development, the core

HOMECOMING can be sobering for some property men used to the expanding markets in North America, South-east Asia or the Middle East. They return to what they see as stifling planning restrictions, expensive construction and long lead times.

Mr Stuart Tarrant, Standard Chartered Bank's chief financial officer and the man with the task of switching the bank's London head offices, is no exception.

"We looked at moving the international banking division, trading in foreign exchange, options and gilts under the same roof. But you need a special officer and the man with the task of switching the bank's London head offices, is no exception.

"Our 400 offices in Singapore were started about the same time as our eight-storey Bishopsgate head office development," he said. "We occupied the Singapore building in April 1984 but don't expect to occupy the Bishopsgate offices till this October."

The London head office has

been designed to provide a new image, fit to receive statements, businessmen and bankers from all over the world. All key personnel will be in one place and the building will be wired for the latest technology, as well as enabling departmental layouts to be changed at minimum cost.

"Several large trading houses are contemplating going there," he said. "If the major players operate from there it will have profound consequences for property in the Square Mile.

"Another advantage of the Isle of Dogs is that it is being supported by central government and this compares with several socialist-controlled councils surrounding the City which appear to be against big business."

"London will only expand as an international financial centre if accommodation requirements are available at the right cost, with the right design and support services, and if councils fringing the Square Mile are seen to be more pro-business."

Speculative space unsuitable

Sedgwick's

was more available. The new centre is in Tower Hamlets, though Sedgwick Forbes House, which houses 1,000 staff, is across the road in the City.

"Tower Hamlets is a competent local authority. It realises that this area is going to be a major income producer and cannot be greedy," he said.

"Sedgwick started on the

fringes, if you want to add to our building stock it shouldn't be too difficult to find something suitable because a lot of development is going on around us. The insurance broking world has accepted the limitations of the area, and we are providing some facilities which are lacking."

Little further decentralisation is possible to Norwich or Witham because brokers need to be near the Lloyd's market, Mr Kitchener says.

"It is too easy to decant the wrong people and end up with poor communications between departments. Property decisions have an enormous personal impact on employees, and I'm not sure that the right weight is always given to that in decision making."

UK Offices To Let

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West End 01-493 5566

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London 01-500 0000

South East 01-405 6944

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Office Property 4

New paths explored to pay for giants

Investment

WILLIAM COCHRANE

FEW institutional property investors are willing to entrust the £80m-plus necessary to develop today's big office developments, so new solutions are being suggested to find the money.

Unitisation, which involves setting up a unit trust for each building is one path. But there are problems:

- Double taxation, in that a company pays corporation tax on the dividends.
- "Valueability" in that a share has to be seen to be worth something, and a company can hardly sell its asset to establish that.
- Accountability and management.

Solutions would involve fiscal reform, including disposal of tax allowances proportionately to income; an organised exchange for these shares; existing accounting rules should apply to equities generally; and major property agencies could probably take the management role.

Advantages would include ability to gear up in times of low interest charges and lowering of the high yields necessary to sell large investments. Take-over bids were possible if the market for big investments improved faster than that for smaller units and foreign capital could be attracted to this easily understood investment medium.

Assets could be transferred cheaply and quickly, while

marketability and portability would move closely into line with main institutional investment opportunities, removing some fund managers' objections to putting more than 20 per cent of their portfolios in property.

"Fund managers understand equity," he told the same PROFEX conference as Mr Luker. "One single property could form a useful company in its own right, but it has to be publicly quoted."

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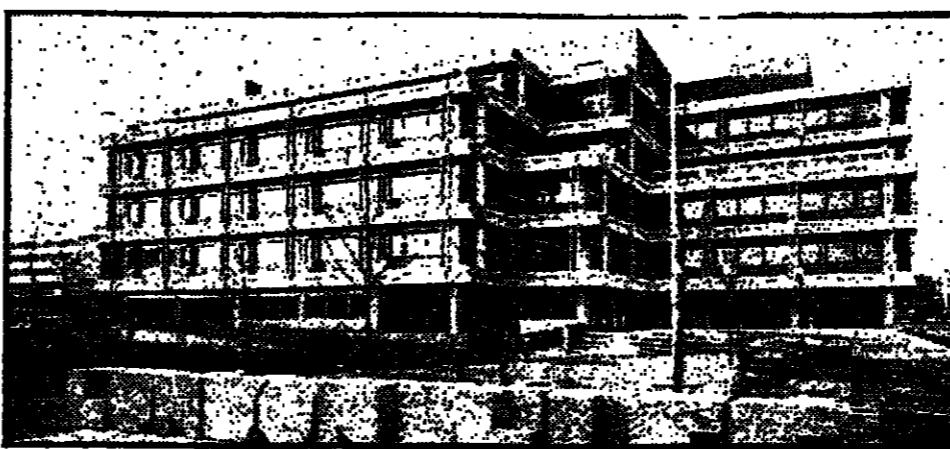
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London Life aimed for efficiency and comfort in its 140,000 sq ft Bristol headquarters, extensively consulting staff on furniture design and producing annual running costs of £1.07 per sq ft through measures such as electric heating and low-maintenance finishes costed by quantity surveyors Gleeds

Inefficient buildings lose out in race for tenants

Service charges

DAVID LAWSON

THE COST of running buildings has taken on new importance in the harsh economic climate of the 1980s. Companies have begun to take a much closer look at outgoings on services like heating, lighting and repairs, and inefficient buildings are losing out in the race for a smaller number of tenants.

He has suggested a property unit exchange similar to the stock market.

"I see a situation in which investment property is broken down into relatively small units and once sold by the promoters of a single-property trust, would not be repurchasable unless an offer was made specifically by the promoters," he said.

Mr Patrick Scott, head of the former Chase Manhattan London property team which now forms Wriggote Property Funders, thinks Mr Jones is walking along the right lines—even if the solution may be a long time coming.

"People are groping for instant solutions," he says. "But it is going to be a slow process."

Wriggote's legal adviser, Mr Edward Troup of solicitors Simmons & Simmons, who have done a lot of work on unitisation, says: "What we see coming is just the division of a single property between lots of owners."

"You cannot create a market overnight, but if institutions interact, it will come—and it is possible within the existing legal framework."

Three of the biggest potential developers in this market have told him they want to learn as much as they can to get their developments off the ground at the right price.

"It is not so much that developers cannot develop, cannot fund or cannot dispose of buildings such as these," Mr Troup says. "It is a case of enhancing their investment potential."

Income

Even companies tied into long leases are using running costs as a lever when rents reviews are due. Property management has taken on a new lease of life as owners press agents to seek ways of keeping down costs to protect their rental income.

Much more work is therefore being done to measure relative costs. For instance, Space Planning Services has determined that annual service costs vary from £8,000 per worker in the City to £30,000 in the provinces and account for an average 37.8 per cent of total accommodation costs across England.

They found that overall costs rose by 75 per cent between 1979 and 1983, perhaps justifying the fears of many tenants that this was 25 per cent more than the general rate of inflation. But there was considerable variation in the services and in different locations, making comparisons and budgeting more difficult.

Repairs and maintenance, for instance, grew more than 100 per cent in value, while insurance increased only 9 per cent—and fell from 1981. Repairs probably increased because more work was done (even some modern buildings are crumbling) and insurance was probably affected by stiffer market competition.

More useful for comparison is that the 10 service areas covered by the same number of importance over the year. For instance, energy costs continued to take the biggest part of the total (20.4 per cent for non-air-conditioned space and 22.8 per

cent for air-conditioned), even though it grew by only 60 per cent in value, one of the slowest rates of increase.

The overall ranking of services could give a reliable basis for priorities in monitoring or cost reduction. Energy is obviously a prime target for saving, in spite of its slow growth. A mere 1 per cent cut in costs would obviously have a bigger impact on total bills than a similar percentage cut in another service.

This is made plainer in calculations averaged for each square foot of space. Repairs and maintenance costs have become highly controversial yet the doubling of charges 1979-83 from £1.20 a square foot with the 60 per cent energy increase which raised costs by 21p a square foot.

The overall level of costs in 1983 was £3.36 a sq ft for air-conditioned buildings and £2.09 for non-air-conditioned. This can be set against total rent and rates varying from about £48 a sq ft that year in the City of London to about £4 in Leicester and Bradford. (Since then, City costs have gone above £50 a sq ft and in provincial centres have risen overall by about 13 per cent).

The focus has now widened to include running costs, and rates varying from about £48 a sq ft that year in the City of London to about £4 in Leicester and Bradford. (Since then, City costs have gone above £50 a sq ft and in provincial centres have risen overall by about 13 per cent).

The biggest problem for tenants trying to use such information is the variation within the averages. In non-air-conditioned buildings, costs varied from £2.19 a sq ft in the City to £1.36 in the provinces, with the West End (£1.24) and outer London (£1.52) falling between. Higher energy costs seemed to make up most of the difference between outer London and provincial service costs.

Other variations come from size of building, with costs per sq ft tending to fall with extra floorspace. The average was £3.15 a sq ft for premises of less than 5,000 sq ft but £2.29 a sq ft for those between 5,000 and 10,000 sq ft. Age of structure, intensity of use and efficiency of plant also come into the equation, giving similar buildings different running costs.

Replacement

Costs for specific buildings can best illustrate the variety. For instance, Greycourt-Rosehaugh's 200,000-sq-ft ultramodern design at Finsbury Avenue on the northern fringe of the City was designed for modern efficiency demands and claims running costs of less than £3 a sq ft (including insurance). The Commercial Union tower in the City core, a product of the last property boom, is reported to cost £10 a sq ft.

Such variability might limit the value of these figures for the average tenant in negotiations with a landlord, but they give a baseline to work from. And any information is better than none on tenant/landlord relationships, which tend to be dogged by uncertainty and bad communications, according to research by the College of Advanced Land Use Studies at Reading.

It found that smaller tenants tended not to understand costs—particularly the apportionment of occasional big charges like replacement of plant—and suggested that landlords could do a lot more to explain what they charge.

Some tenants of multi-

occupied buildings are prepared to form associations and take a professional advisor to negotiate service charge claims, according to Space Planning Services.

Service charges are certainly seen as essential before leasing premises to ensure that landlords are not given carte blanche.

The Rading report suggests tenants get mechanical and electrical engineering advice on potential repairs to plant. Checks by building surveyors of other parts of a multi-occupied building should be made if a tenant is liable to a share of repair charges.

In fact, much of the potential for keeping down service costs lies with the tenant at pre-occupation stage. Modern leases are designed to cover all extremes and give landlords wide discretionary powers. In today's buyers' market there is plenty of scope for negotiating more detail and less discretion.

Important factors were adequate storage space, working surfaces, temperature control and illumination and comfortable seating, the office should be able to allow technological development and provide enough privacy to prevent distraction.

Cable clutter can lead to power lines disturbing the signal cable of a visual display unit. A work station surrounded by a spaghetti junction of wiring was also "unsightly, difficult to service, and can be dangerous," he said in a report on his research.

Other problems could involve too much contrast in the ratio of natural light to VDU screens, or too much glare from screens.

Privacy of conservation sometimes requires the use of "white noise" to cut down distractions.

"It's also important to be able to switch off the light." One doesn't need light to think.

Mr Heidmann says that people do not look after their eyes: they use more light when they need more contrast.

To reduce intrusive noise, like a VDU printer, panels can be used which attenuate sound by 20 to 25 decibels.

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Soon the Government will offer for sale its remaining 49% share in Britoil.

Britoil is one of the country's leading oil and gas companies.

And it's one of the world's largest companies engaged primarily in exploration and production.

It has the greatest share of exploration acreage of any company on the UK Continental Shelf.

In November 1982, Britoil became a publicly quoted company when the Government sold 51% of its shares to the public.

Since then, Britoil's growth and achievements have been impressive.

Now the Government has decided to offer its remaining shares for sale. And, as in the past, it intends to give private individuals, not just City institutions, a full opportunity to apply for shares.

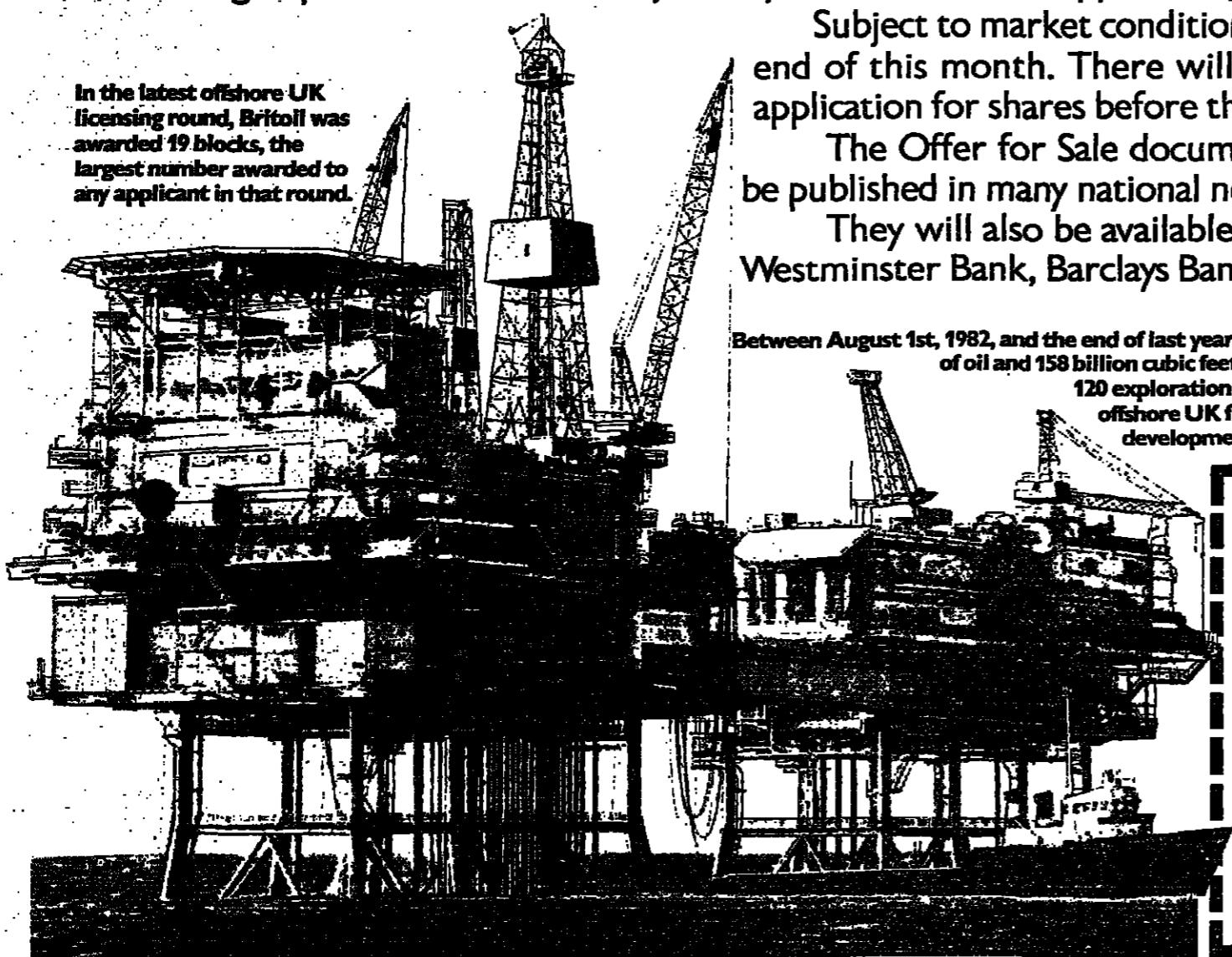
Subject to market conditions, the offer is planned for the end of this month. There will be just seven days to make an application for shares before the offer closes early in August.

The Offer for Sale document and application forms will be published in many national newspapers.

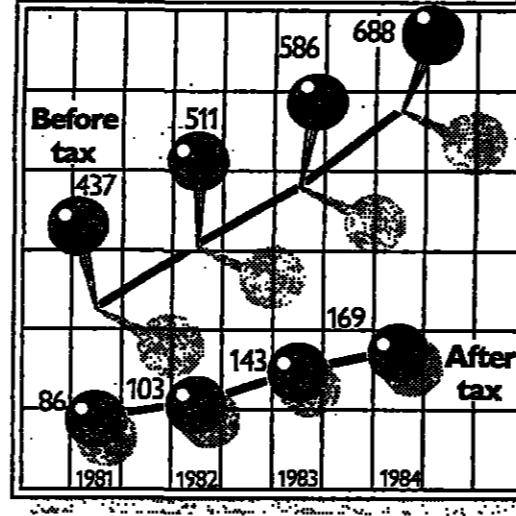
They will also be available from all branches of National Westminster Bank, Barclays Bank and the Bank of Scotland.

Between August 1st, 1982, and the end of last year alone, Britoil produced 141 million barrels of oil and 158 billion cubic feet of gas. It also participated in drilling some 120 exploration and appraisal wells and in bringing four offshore UK fields into production and a further five into development.

In the latest offshore UK licensing round, Britoil was awarded 19 blocks, the largest number awarded to any applicant in that round.



Since 1981, after-tax profits have virtually doubled. The figures for 1981 and the first seven months of 1982 reflect those of the business transferred from BNOC to Britoil on 1st August 1982.



Britoil has built up a first class team of exploration, project development and field operating staff led by experienced management.



Please send me more information about Britoil and reserve my copy of the Offer For Sale document, without obligation.

Name _____

Address _____

Postcode _____

Send to: Britoil plc,
P.O. Box 5000, Bristol, BS99 1GB.

Britoil

SOON, THE REMAINING 49% OF BRITOIL SHARES ARE TO BE OFFERED FOR SALE.

Issued by Lazard Brothers & Co., Limited on behalf of H.M. Government.

THE PROPERTY MARKET BY MICHAEL CASSELL

Hammerson sells in Canada

HAMMERSON GROUP is believed to have raised £345m (£24m) by selling three Canadian properties purchased in January this year as part of the Rank City Wall portfolio.

At the time of the £55m deal with the Rank Organisation, Hammerson had anticipated disposal of some of the properties and it now appears to have used tax losses — which it acquired in 1984 with the \$47m takeover of Mascal Corporation — to shield itself from any tax liability arising out of the latest sales.

The three buildings have been sold to separate purchasers. They are 10, Wellesley Street, Toronto, an 80,000 sq ft office investment sold to a private Canadian racecar, an 185,000 sq ft office centre in Canada, and a 500,000 sq ft office complex which Hammerson intends to refurbish as soon as plans are finalised.

The other remaining property acquired from Rank is the Shophouse Centre in Toronto, which is held on a short lease.

Hammerson was not interested in the centre but it came with the Rank package and it looks as though the group will retain its interest for the time being.

Sydney Mason, chairman of Hammerson, says the sales represented "a very satisfactory disposal". The deal means that Hammerson has held on to only

two of the five properties it purchased at the start of the year. The investment at the heart of the deal is 2, Bloor Street, Toronto, a 500,000 sq ft office and retail complex which Hammerson intends to refurbish as soon as plans are finalised.

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"Beef up" for planning zones on way

THIS week's White Paper from Lord Young, designed to make life easier for businesses operating under the existing costly and time-consuming regulations, highlighted the need to simplify the planning system and encourage new development.

In many respects, "Lifting the Burden" merely reflects on the deregulation measures it has taken so far, but it does also include one or two policy changes of direct relevance to the development sector.

In the case of simplified planning zones, which will embrace the type of planning regime already established in enterprise zones and permit certain types of development without the need for specific planning permission, the

government intends to allow private developers to take a lead in getting them established.

While local authorities will be given powers to introduce special planning zones, they will also be required to consider proposals for their establishment which are initiated by developers themselves. The relevant ministers would have reserve powers to direct the preparation of proposals for a special zone, in the same way that they can already call for the preparation of alterations to development plans.

The British Property Federation, which has its own working party already looking into the whole question of planning, welcomed the plan and said it

should help "beef up" the special planning zone proposals.

The White Paper also outlined proposed changes to the system of environmental permits, which enable a type of development to take place without the need to apply for planning permission. Amendments to be introduced in the next session of Parliament will increase the permitted limit on the extension of industrial buildings from 20 per cent of cubic content to 25 per cent (subject to an upper limit of 1,000 sq metres) and there will be a new provision for the extension of warehouse to a level similar to that proposed for industrial buildings.

Lord Young also said that the results of the review of use classes order, will be published in the market, welcomed the plan and said it

should help "beef up" the special planning zone proposals.

Industrial rents ready to rise

AFTER falling in real terms for the last year, industrial rents in the UK are levelling out and should begin to grow ahead of the rate of inflation by 1986.

According to Hillier Parker, the surveyors and agents, average rents on industrial property should rise by about 6 per cent in the period until November next year, slightly above the predicted rate of inflation.

But the agents, whose forecast only applies to standard, modern industrial accommodation and does not include "high-tech" property, emphasises that the revival is very much a regional affair, with London and the South setting the pace.

Hillier Parker points out that there are already clear signs of an upturn in the industrial market in the South-East and that there could well be a shortage of modern property around locations like the M25 motorway. As a result, sharp rental increases are likely and the agents believe average rents in the region could beat the health of the northern half of Britain — rents in the rest of the UK could again start dipping downwards.

Russell Schiller at Hilliers says that, although yields have not altered, investors are again including industrial property on their shopping list: "next year will be the best year so far this decade for industrial rents growth, although the performance is unlikely to be maintained over the next 18 months."

Beyond the South-East, however, where industrial rents have fallen in real terms by nearly 30 per cent, there are only a few indications of a modest improvement in the market, welcomed the plan and said it

should help "beef up" the special planning zone proposals.

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Dean Witter signs up

DEAN WITTER Financial Services, the US brokerage group, is to occupy over 1,000 sq ft of floorspace in New York's World Trade Centre in a letting estimated to be worth between \$700m-\$800m over the life of the 20-year lease. The deal, in which the tenant was advised by Coldwell Banker, is the largest lease signed with a private tenant in the Centre.

Rental growth in the Midlands and in Scotland will be patchy over the next 18 months, suggesting that the division in rental performance between the north and south of the country will widen further in the period up until the end of 1986.

Beyond 1986, Hillier Parker appears less optimistic, suggesting that the outlook for production output implies fairly flat industrial rentals in the south of the country during 1987. Judging by the forecast for manufacturing employment — a major factor in determining the health of the northern half of Britain — rents in the rest of the UK could again start dipping downwards.

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Search for small offices steps up

TALK TO foreign businessmen arriving on night flights Heathrow or Gatwick and the chances are they will be returning to work out of a hotel room when in London. Ask them if they would prefer a small office and the answer would be: yes, but where are they?

There is a severe shortage of small, serviced office accommodation, says Mr Mitchell Winter, of London estate agents Winter and Co. But the picture is changing dramatically.

In the late 1970s leasehold units of 300 to 1,000 square feet of an acceptable standard, situated in almost impossible to find and companies usually had to make do with furnished offices.

Estates agents specialising in multi-occupancy are now trying to convince owners of the demand. The institutions have the largest stock of suitable buildings, and Winter and Co is in discussions with three large ones. But Mr Winter says it will be 12 to 18 months before he can supply enough accommodation to start to satisfy demand.

Many institutions still tend to let the one-tenant, 25-year lease as the safest option. They have not appreciated that multi-occupancy, with frequent relettings, giving a high income yield, can provide a broader portfolio with greater benefits in the short and medium term, Mr Winter says.

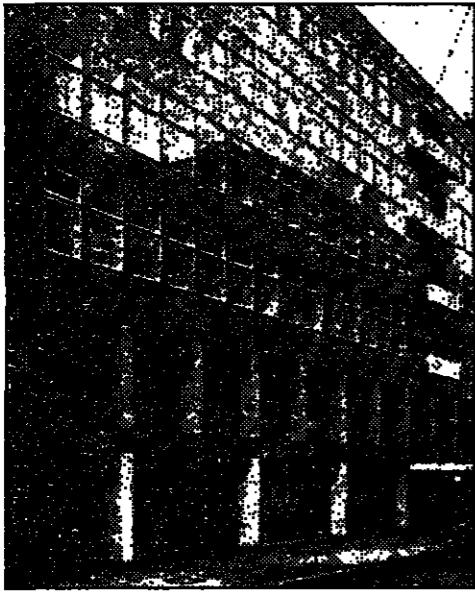
Demand is growing from European, North American and Japanese multinationals for representative or service offices with flexible leases. The dramatic increase in small businesses in the service sector is also expected to stimulate demand. Companies which have won major contracts overseas and need extra office space for a set period, are also showing increasing interest.

"Tall and skinny" buildings are particularly suited to multi-occupancy, says Mr Winter. Non-income-producing areas such as staircases are reduced, whilst each office will have its own window providing space for natural light.

An extra 70,000 sq ft of space suitable for small use is estimated to be needed in the City or Holborn. Outside when companies have raised finance for refurbishment as small units, they often cannot find suitable buildings. The trends in London are indicative of those elsewhere.

"The nature of commercial property investment means long-term views and strategies have to be adopted to ensure secure investment and performance," Mr Winter says. "However, due to a highly volatile market, it has become necessary to implement alternative strategies to ensure the future safety and performance of a portfolio."

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INTERIM DIVIDENDS — FINANCIAL YEAR
ENDING DECEMBER 31 1985

On July 18 1985 dividends were declared in South African currency, payable on September 13 1985 to members registered in the books of the underwriters on the date of record. Dividends will be paid in South African currency, and their share warrants to bearer and talents issued by The South African Land & Exploration Company Limited, 8 Grosvenor Place, London SW1W 1PA. H.M. Statute Registrars: SWITZER LTD.

Transvaal Gold Mining Companies Ltd. and United Kingdom shareholders of the transfer register registered on or about September 12 1985. Registered members will receive dividends on or about September 12 1985. United Kingdom shareholders on or about September 12 1985 will receive dividends on or about September 12 1985. The record date for the payment of dividends is 15 per cent.

The dividends are payable subject to conditions which can be inspected at the registered offices of the companies and also at the places of the commandant transfer secretaries in Johannesburg and the United Kingdom.

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Name of company, date of which is incorporated in the Republic of South Africa:

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THE ARTS

Cinema/Paul Taylor

Sharp edge of a bloated yarn

The Life And Death Of Colonel Blimp directed by Michael Powell and Emeric Pressburger
Diary For My Children directed by Marta Mészáros
The Coca-Cola Kid directed by Dušan Makavejev

"What is it really about?" queried reviewer C. A. Lejeune of Michael Powell and Emeric Pressburger's magnificently enigmatic epic, *The Life and Death of Colonel Blimp*, back in 1943. The question is posed at a time when both Churchill's government and Britain's cultural guardians treated with suspicion any departure from the reductionist tenets of realism — now seems, or should seem, quaint. The film, re-launched after painstaking archival reconstruction in a stunning new Technicolor print, seems anything but.

Blimp offers no mere entertainment; it is to the bloated yarns of Empire and period-country-house sagas that have predictably clogged much of British Film Year. Pointedly re-presented as one of the key works of its unique writer-producer/director team (and therefore of the similarly underrated native cinema of wonder), it fronts a demand that questions of their basic assumptions about what British Cinema may possibly be.



The strictly wonderful "Life and Death of Colonel Blimp"

The fabric of *Blimp* is less about scepticism than about essence. Its narrative encompasses 40 years of the life and soldiering times of Major General Clive Wynne-Candy VC (Roger Livesey), in flashback from his symbolic "death" in 1943 — the moment of apparent defeat for his defining values; and the one point in the film where the character is visually "matched" to the David Low cartoon figure of the title. Its progress is marked by three historical moments when the gentlemanly company of Candy and his country is challenged by conflict: moments brought into productively allusive and allegorical focus by Candy's enduring friendship with German officer-cum-refugee Kretschmar-Schulzof (Anton Walbrook) and his elusive relationships with three women (each played by Deborah Kerr).

Any isolated sequence could serve to exemplify the audacious plenitude of *Blimp*, but the very first static image from the opening titles might suffice: a heraldic tapestry of an eccentric figure on a horse, at once aptly evoking Bayeux, St George, Quixote and *Blimp*. Two-and-a-half hours of similar, serious, playful structuring of ideas and images ensue, all of it, in the strictest sense of the word, wonderful. *

An advance screening of *Blimp* has been one of the first-week highlights of the 9th Cambridge Film Festival, which continues with its judiciously eclectic mix of local premieres, national reviews and retrospective shows until July 28. Partly a celebratory adjunct to year-round initiatives in intelligent programming (at the Arts Cinema), and partly a site for genuine "only-chance"

viewings, the Cambridge event has rapidly consolidated its status under the guidance of Tony Jones, and is this year confidently mounting comprehensive tributes to Francesco Rosi and Percy Adlon. New features from the likes of John Frankenheimer, Susan Seidelman and Woody Allen also look like coming attractions (full details 0223 352001) before Nicholas Ray's *Justify Your Heart* closes the festival with a welcome re-affirmation of the pyrotechnic potentials of the British cinematic imagination and a great line in titular self-assertion. *

Much lauded on last year's festival circuit, to which the Hungarian authorities finally allowed it access some two years after its completion, *Diary For My Children* represents an odd and troubling, if yet broadly predictable, breakthrough film in intelligent programming (at the Arts Cinema), and partly a site for genuine "only-chance"

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Lulu/Munich Opera Festival

David Murray

Now that *Lulu*, left unfinished when Alban Berg died in 1925, has been faithfully completed by Friedrich Cerha, productions of the opera are springing up everywhere. As well they might: *Lulu* is a masterpiece, but we needed the missing last act to reveal its full breadth and depth. Though the Bavarian State Opera has climbed on to the handwaggon later than some, it has thus been able to cast from the new international pool of *Lulu*-players; and it has Cerha himself, conducting his own realisation of the score for the first time.

Above it has Catherine Malfitano's *Lulu*, a dazzling creature whose charms are almost too generously celebrated by Jean-Pierre Ponnelle's production. The role used to be thought impossible to fulfil: *Lulu* needs the physical allure of an amoral nymph, confident high coloratura, a sexy middle register, polished farce technique and the lyrical subtlety of a real *Liedersängerin*. Miss Malfitano has all that, and also she can dance; she is uncanny. All she lacks is the vulnerability that is needed for the final act, an authentic tragedy, and there I think it is Ponnelle who has let her down.

The production is so heavily stylised as to be lightweight. The

single set consists of four tiers of balconies, each with ten panelled doors, flanked by spiral fire-escape stairs. The structure suggests equally a theatre interior, a hospital, a prison, a tenement; what could be more cleverly apt? There is even room for *Lulu* to make a circus entrance down a rope, and Pet Halman's costumes confirm the circus clue. Except for *Lulu* everyone is in basic white — dirty white for the scrubber characters (excellently sung) shudders away in a social void, I remember, in a manner which makes it look like a business man at Covent Garden with renewed respect, and the solid context that Götz Friedrich gave him: that was grossly funny and cruel, where Ponnelle leaves room only for abstract melodrama. The descent here from sumptuous household to dust-covered dereliction makes no impression.

These are, however, complaints about the production, and no great opera is wholly at the mercy of a production.

Franz Mazura's agonised

Schöner (excellently sung) shudders away in a social void, I remember, in a manner which makes it look like a business man at Covent Garden with renewed respect, and the solid context that Götz Friedrich gave him: that was grossly funny and cruel, where Ponnelle leaves room only for abstract melodrama. The descent here from sumptuous household to dust-covered dereliction makes no impression.

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FINANCIAL TIMES

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Friday July 19 1985

Japan's trade in perspective

THE JAPANESE Prime Minister, Mr Yasuhiro Nakasone, is likely to receive a frosty reception when he arrives today in Brussels to outline the package of import-promotion measures which he is due to unveil in Tokyo next week. European leaders are highly sceptical about the likely benefits for their own industries from any formal steps to liberalise Japan's trade. They are aware that, from a legalistic standpoint, the Japanese economy is already one of the most open in the world. They know that little tangible benefit has emerged from past import-promotion packages. And they suspect that mollifying protectionist sentiment in America will take a higher priority in Japan's trade policy than satisfying demands for greater market access from Europe.

All these perceptions are right. But the inference which many European leaders seem to be drawing from them—that tougher protectionist measures may have to be imposed against Japan if Mr Nakasone's liberalisation package fails to make significant inroads into its huge trade surpluses—is misguided and dangerous.

Politicians in Europe and America naturally find it tempting to conclude from Japan's low tariff structure and lack of formal import controls that the country's huge trade surpluses must result from some kind of conspiracy against foreigners among Japanese bureaucrats, businessmen and consumers. If this were really the case, then demands for immediate dismantling of "non-tariff barriers" backed up by serious threats of retaliation, would be fully justified. Japan's merchandise trade surplus, expected this year to rise from \$44bn to around \$50bn, is beginning to have a genuinely destabilising effect on the international systems of trade and finance; sooner or later it will have to be drastically reduced.

Traditions

Even the Nakasone government's standard excuse—that Japan's low import propensity is a product of deep-rooted traditions and lack of attention to cultural differences in the Western approach to marketing—would provide no argument for further forbearance by Japan's trading partners. If Japan expects to benefit from the free trading system built up by Western nations, it cannot expect its own traditions to be untouched by the experience.

Blow to Belgian recovery

THE RESIGNATION of the Belgian cabinet and its rejection by King Baudouin may one day be forgotten as the crisis that never was. One must hope so in the interests of the stability of Belgium and of its continued recovery from a disastrous economic situation at the start of the decade.

But at present there is reason to fear that the events of the past few days may have serious consequences. Open and at times malicious bickering among the members of the cabinet of Mr Wilfried Martens will not have helped public confidence in an administration that will have to go to the electorate in October on an intrinsically unpopular programme of economic austerity.

As it is, the Socialists have gained support in Wallonia, the home of the French-speaking Belgians, and of many of the country's blighted ageing industries, in reaction to government retrenchment. They have also espoused the cause of Walloon nationalism, adding to the historic tensions between Walloons and Dutch-speaking Flemings.

An enhanced role for the Socialists after the election could gravely complicate both economic and foreign policy for the Belgian Government. The Socialists oppose the deployment of nuclear weapons in Belgium, in defiance of an agreement reached within Nato.

Because the majority of the Martens coalition is narrow and because the constituent parties are split not only along ideological lines but also into Flemish and Walloon parties, the election result in October may leave no way out other than bringing the Socialist government, Belgian as well as Walloon, to a standstill. The tension should be avoided to affect the economic programme to short-term political advantage.

For the moment at least, the result of the King's intervention continuity of both foreign and economic policy is assured.

Flemish and Walloon Christian

Democrats as well as Liberals are committed to the economic stabilisation programme. But in its weakened condition the Government may find it difficult to pursue a consistent line.

Two subjects have to be tackled before the dissolution. Some loose ends need tidying up in the "regionalisation" of Belgium, the transfer of certain powers from the central government to the language regions.

The other subject the Government intends to take on is a tax reform, to take effect in 1986.

The Government's intention is to reduce some taxes. Given the political uncertainties, the temptation will be great to go too far. Available scope for tax concessions, unless they are compensated for by increases elsewhere or by strict economies, is almost non-existent.

Since coming to power the Martens government has shaved the central government deficit, but at 10.5 per cent of gross domestic product it still is excessive.

Similarly, progress made with external payments is relative only. The current account did, indeed, swing into surplus last year after having been consistently in deficit since 1977. But the improvement was largely due to low domestic demand which held down imports.

The economic situation illustrates what dangers were conjured up when the French-speaking Liberals in the coalition under M Jean Gol clashed with the French Social Christians under M Charles Verdin and M Nothomb. Gol had good cause when he called for the resignation of M Nothomb, the Minister of Justice, because of the mishandling of security at the Heysel football stadium. But his motives were not mixed. M Nothomb, in his turn, could have stayed off the cabinet crisis if he had resigned.

Now that the political damage has been patched up, all concerned should give priority to preserving stability. No risks should be taken with the issue of regionalisation. And the tension should be avoided to affect the economic programme to short-term political advantage.

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South Korea and Taiwan are the only sizeable countries to have pulled themselves up, within a single generation, from dire poverty to living standards approaching those in parts of Europe.

The city states of Hong Kong and Singapore have done as well, or even better; but their tiny economies, built up on the financial spin-offs from booming harbours, cannot provide much inspiration for large and predominantly rural Third World countries.

South Korea and Taiwan, by contrast, are substantial nations, with populations of 40m and 20m and with diversified economies built on peasant farming as well as factories and services. In South Korea, agriculture still accounts for 14 per cent of Gross Domestic Product and 34 per cent of employment, while in Hong Kong the corresponding figures are 1 and 3 per cent. Services generate only 47 per cent of Korea's Gross Domestic Product, against Hong Kong's 68 per cent.

Furthermore, Taiwan and Korea started their development from truly abysmal levels. Korea was poorer than Ghana or Sudan, in terms of GDP per head as recently as 1960.

Since then, the two Far Eastern countries have each grown by over 8 per cent annually. Average wages in Korea have risen to \$4,500 a year and in Taiwan, which has always been the richer country, they are some 30 per cent higher.

Japan's trade surplus of \$50bn this year is likely to be no larger in relation to its gross national product than the \$30bn projected for the OECD for Germany. Although Germany's merchandise trade surplus is partly offset by very large invisible outflows, due mainly to German residents' penchant for holidaying in the rest of Europe, neo-Americanism in Germany may nevertheless be just as disruptive for the world economy as it is in Japan. For Germany's trade surpluses are reflected to a large extent in deficits in countries such as France, Italy and Belgium. For Japan, by contrast, roughly 90 per cent of its trade surplus is due to its huge surplus in trade with the US.

It is not surprising, then, that South Korea and Taiwan are viewed with envy and admiration by other developing countries. Korea in particular has become a paradigm of successful economic development—especially since Taiwan has been banished into diplomatic limbo with China's acceptance into the United Nations of nations.

As a World Bank paper recently put it: "An economic theory that is able to enfold the forces shaping Korea's recent history, could very well dominate thinking for years ahead." The paper added: "It is no surprise that the rival creeds have been jockeying for position, each claiming Korea for itself."

For traditional development economists, the Korean model has been epitomised by what a 1982 World Bank study by three Korean and Japanese economists called "strong partnership between government and the private sector."

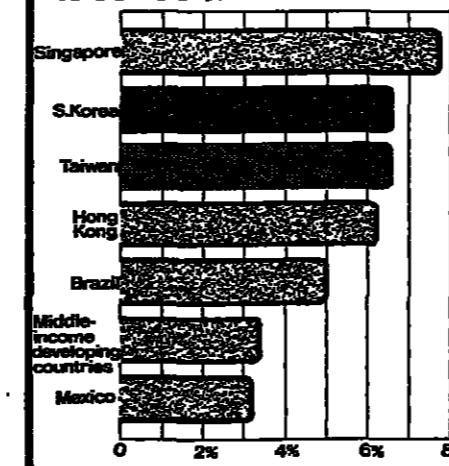
Two key provisos distinguished Korea from many other Third World countries in this analysis. Government took advantage of market forces, rather than working against them. And, after an economic crisis of corruption under the Syngman Rhee regime which fell in 1960, bureaucrats operating primarily by giving strategic guidance to private industries, rather than doling out discretionary privileges and subsidies.

The newer breed of free

market economists who dominate development economics today, on the other hand, see Korea's success in an altogether different light. They stress Korea's export-orientation, its remarkably low ratio of government spending to national income, the competitiveness of its business environment and the lack of militant unionisation among its workers.

There are all facts. Yet like the older interventionist view, the currently fashionable laissez faire model disguises as

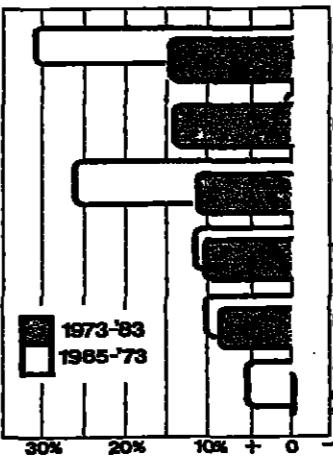
Growth of GNP per capita 1965-83 (ANNUAL CHANGE)



KOREA'S ECONOMIC 'MIRACLE'



Growth of Exports (ANNUAL CHANGE)



Graham Laver and Laighton Morris

A success story which defies the textbooks

By Anatole Kaletsky, recently in Seoul

market forces

as it reveals about Korea's export drive, for example, took off from an industrial base built up behind mercantilist and protectionist barriers. These were designed quite consciously on the Japanese model, to promote import-substitution, as well as

increasingly a complex economy by the late 1970s as the fourth five-year plan, with its emphasis on energy- and capital-intensive, heavy industry, began to run aground.

Officially, economic liberalisation became the order of the day as soon as President Chun Doo Hwan seized power in 1980, against the background of rising inflation, multiplying foreign debts and Korea's first real recession for 20 years and the assassination of the architect of Korea's corporate state, President Park Chung Hee.

Yet a profound gap remains between Koreans' practical application of "economic liberalisation" and the laissez faire theories of the new orthodoxy.

Whatever the neo-classical models may suggest about the irrelevance of effective protection for Korea's industries, the government is dismantling trade barriers with utmost caution. Imports of many products are still completely banned and outright prohibitions will continue in several key sectors for the foreseeable future.

The number of products which can legally be imported has been increased from 68 per cent in 1979 to 84 per cent of the international standard industrial classification. But even by 1988, 5 per cent of product categories, including some of the most important ones—such as motor cars, staple agricultural products

and many types of consumer goods—will face complete import bans or quantitative controls.

Furthermore, those "non-essential" items which may be subjected to very high tariffs, the standard rate of 20 per cent will apply only to two-thirds of imported items, even by 1988. Clearly Korea's definition of liberalisation falls well short of the full-blooded laissez faire experiment attempted, for example, in Chile during the mid-1970s. Then all import controls were abolished and a standard tariff of 10 per cent was set for all products.

The structure of Korea's domestic economy, too, is a far cry from the strict free market model. Korean industry is extraordinarily concentrated, with a handful of conglomerates, such as Hyundai, Daewoo and Lucky-Goldstar, controlling the commanding heights of the economy. Just nine of these conglomerates (called "chaebols" in Korean) account for more than half of Korea's exports. Within the chaebols, which typically make everything from stuffed toys and machine tools, to ships and video recorders, there is a strict division of labour. Intra-divisional strife between profitable divisions and costly new operations, which are sometimes allowed to run for years, generates losses.

Although the government now believes this corporate giantism is dangerous, its policies on industrial structure pay scant attention to laissez faire injunctions. Detailed and onerous regulations have been imposed on the newly "liberalised" funding system to redirect funds from the chaebols to smaller companies. The Ministry of Trade and Industry is actively compiling a list of 1,000 smaller companies "which will be encouraged" in un-

specified ways to expand their exports.

Meanwhile, government planners have no hesitation in instructing chaebols to invest in certain industries and abstain from others. In 1983, one Korean official puts the rationale for all this intervention with unabashed pragmatism. "We must retreat in order to move ahead later."

The attitude to macroeconomic management is equally eclectic. Nominally

Heavy emphasis on wealth distribution

monetarist officials show no signs of embarrassment when they describe their carefully timed investment incentives, housing programmes and cuts in interest rates which the government is currently implementing to take up the economic slack created by weaker exports to America.

In a sense, this "can-do" pragmatism, picking and choosing from whatever theoretical framework seems most appropriate to Korea's current problems, is the most important distinction between the country's experience and some of the more dogmatic free-market models.

But there is a more enduring difference which goes much deeper. One feature of the economic structure which is entirely missing from the neo-classical models distinguishes Korea, as well as Taiwan, Singapore and Hong Kong, from nearly all other developing countries. The miracle economies of the Pacific rim have managed to spread the wealth which a strongly

capitalist market economy can generate under the right circumstances.

The heavy emphasis on distribution of wealth, began with sweeping land reforms from 1945 to 1951. Along with corresponding programmes in Taiwan and South Korea, initially financed by U.S. government forces. They put a permanent upper limit of 3 hectares on all land holdings and turned egalitarian "Korean-style welfare," as successive governments have called it into an ever-present theme in the country's economic development.

However, serious and tangible evidence of a successful egalitarian policies is evident everywhere, not only in the absence of Brazilian-style destitution in the streets and shanty towns of Seoul, but also in the statistics on income distribution.

In 1982, average salaries for administrators and managers were only 2.5 times higher than salaries and wages for all employees and the poorest 40 per cent of households received 12.8 per cent of total personal incomes.

Among the middle-income world countries only three have more equal income distributions than Korea: they are Taiwan, Hong Kong and Singapore. In Brazil, Mexico and the Philippines, by contrast, the bottom 40 per cent of the households received 7 per cent, 10 per cent and 14 per cent of incomes, respectively, the last time such estimates were made, in the 1970s—and since then the situation has probably deteriorated further.

Korea's relatively equal economic structure has been achieved not by redistributive taxation but by a combination of modest remuneration for corporate managers and limited government bureaucrats with limited but carefully targeted public spending on housing and education.

Korean officials are the first to admit that their agricultural policies conflict with free market principles. But they believe that, operating on a rural population already equalised through land reform, agricultural subsidies have been essential to "spread the benefits of industrialisation to the villages."

Some conservative economists in the West attribute little or no significance to explicit policies on income distribution and land reform.

But many Koreans would almost invert this logic—land reform laid the political as well as the economic foundations for Korea's subsequent progress. As one senior planner puts it, "the good fortune that our society was completely levelled after the war was a vital factor in our success." It was this "levelling" which helped to prevent the build-up of vested interests which wealthy political élites in Latin American and African countries

Obviously this is not the whole story. Sri Lanka and Tanzania have pursued egalitarian policies but failed economically because they have ignored market forces. Hong Kong has produced both rapid growth and a reasonable spread of incomes without specific government policies directed to achieving either.

But one lesson from South Korea seems clear—a miracle economy is not built simply on a textbook economic model.

Exposed! The secret cost of product assembly.

For every £1 British industry spends on nuts and bolts, it spends another £4 installing them.

The money goes in not getting things right first time; in subsidising operator inexperience; and in paying two people to stand on opposite sides of the same hole.

Product assembly is rich in opportunities for improved cost-efficiency; not by major investment, but by applying engineered assembly principles to problems that have been taken for granted for years.



Hot lines

In

the

Conservative

stronghold

of

Wandsworth

councillors

find

themselves

in

POLITICS TODAY

The writ that doesn't run

By Malcolm Rutherford

ONE OF the problems that has always bedevilled Mrs Thatcher's administration is how to decentralise power. The Government wants powers to be devolved. Yet to get there it has first to take power into its own hands. To reverse a French phrase, it is a question of knowing how to *sauter pour mieux reculer*.

The problem is, if anything, getting worse. You can see it all over the place. Take John-Matther, for example. The issue is not just whether there

was a failure of supervision on the part of the Bank of England. The Bank perhaps did not perhaps inform the Treasury fully enough and early enough of what was going on. A series of misunderstandings seems to have dogged the story throughout, and done so at a time when working relations between the Bank and the Treasury, and possibly within the Bank itself, are not all that good. It does not make for the smooth functioning of government.

One of the results is that Mr Dennis Skinner, the Labour MP for Bolsover, previously regarded as rather a wild man, has become something of a hero. It was he who persuaded the Labour front bench that the John-Matther committee must probe, and he did his homework.

Mr Skinner comes out very well almost a classic Parlia-mentarian. The Government, for its part, seem to have an endemic tendency to play into the opposition's hands.

A similar fate to Mr Skinner's has overcome Mr Ken Livingstone, the head of the Greater London Council. Mr Livingstone used to be generally regarded as either a villain or a muddle. Yet the way the Government went about the GLC's abolition has turned him into a popular figure, more sinned against than sinning. He is quite likely to be a hard-working and effective Labour Member of the next Parliament.

The Government's motives in seeking to abolish the GLC were pure enough. It wanted to devolve power to smaller units, more likely to be receptive to the needs of the local people. Where it went wrong was in not properly considering in advance how to do it. In the end it used a bludgeon in the shape of the Conservative Party Whip,



Development in London's Docklands: symptom of the Government's difficulty in explaining its ideas

ahead, the Ministry of Agriculture is now in favour of the restoration of direct grant schools. It seems a bit late to say that now. To the outside world, it looks simply as if the Government's education policy is unclear and ill-thought-out. Any old institution or compromise will have to do to settle the dispute.

Taking all those points together, the conclusion is that there is a widening gap between the Government's—perhaps any British government's—good ideas and their implementation.

Somehow the message from the top does not reach all the way down the line. One of the failings is the language in which the message is expressed.

The rest of this article is about two concrete examples: this week's White Paper on deregulation and the development of London's Docklands. The two subjects have something in common in that both concern how to make life easier and pleasanter for people. What gets in the way is the bureaucracy.

The White Paper, however well-intended, is a bundle of clichés from the title, *Lifting the Bustle* onwards. It is also bogged down in unexplained minutiae. It is very hard, for instance, to expect the public imagination to rise to paragraph 5.30 which runs: "Further

development that the Labour Party and the unions ought to be encouraging. The other half says that he ought to be appalled by the free rein given to private enterprise and the absence of planning."

Mr Peter Shore, the former Labour Environment Secretary who has his Parliamentary constituency there, admits that it is taking off in a big way, though he adds that it will benefit the affluent, not the local people.

Certainly all the most recent announcements support the view that it is going to be a success: a new short take-off airport, for instance, and a new modern rail network. Under the conditions of the Enterprise Zone, which relax planning restrictions factories as well as offices are going up in abundance, and it may well be that it is the way of the future: people want to abandon commuting and return to the inner city whenever it is possible.

A few questions remain, however: when you go there and try to probe beneath the surface, One is that the Docklands Development Corporation does seem to have quite enormous power, without being responsible to anyone except nominally the Department of Environment. Some of the private individuals who initiated the development before the Enterprise Zone was set up are now having problems in getting planning permission.

There are also numerous complaints, some of them made by our architecture courses, about the aesthetics of it all. It is not as beautiful as the site allows it to be, and things could be getting worse. Not least, there has been little development of the local schools, which puts a limit on the sort of people who will go and live there.

The trouble is, though, that the lower cost of dealing in shares may not have been the only reason for the enormous increase in activity. Other factors have also played a part—some of which have already had an impact on London.

Volatile

For instance, financial markets everywhere have become much more volatile, and fund managers—even of long term assets—have become increasingly concerned with short term performance.

As a result, they have adopted the strategy of taking small profits more often whenever they present themselves, rather than taking the chance of building up bigger gains by staying with their successes. These days, a buy-and-hold policy could be considered distinctly passé.

Financial volatility has also led to the development of new markets for trading in risks—most spectacularly in Chicago and these in turn have tended to boost turnover in the securities which underlie the options or futures contracts. On some

Business school prospects

From the Principal, London Business School

Sir—Your article on the future of British business schools (July 18) somewhat oversimplifies a complex situation. London Business School, 62 per cent of our recent income already comes from non-public sources, and it is the remaining 38 per cent that is at risk from the Griffiths' proposals. The elimination of the latter would fall entirely on the Masters (MBA) programme, whose graduates now numbering about 170 a year at London, are in heavy demand and command excellent salaries for their experience and qualifications.

The bulk of the students put themselves through the MBA and the remainder, any public funding would effectively guarantee the fees they currently pay. Without changes to taxation principles, and the enhanced availability of special subsidised loan schemes, which exist in other countries and have apparently been rejected only recently by the British Cabinet, the flow of UK applicants will diminish. The irony is that while the schools would survive by re-jigging the range and marketing of programmes offered, it would inextricably end up with a considerably higher proportion of overseas students from competitor countries. This is indeed the case with the privatised European Business School quoted in the article.

Is this change what Britain really wants? We are already short of highly educated and motivated young managers in this country. To dismiss the spur given further by positive discrimination against management as a serious subject of study, seems short-sighted at a time when we are falling behind in the international race to translate science and technology

Letters to the Editor

into marketable products and services. It was, ironically, only last week that Mr Tom King, the Employment Secretary, generated the headline 'Britain's choice train or drain'.

Dr Peter G. Moore
Sussex Place,
Regents Park, NW1

Requirements for accounting

From Mr R. Croudson.

Sir.—If the authorities of Government and the professional bodies consider who wants and who needs the financial statements of small limited companies, they should arrive at the conclusion that it is (a) the directors and shareholders (usually among the same persons) and (b) the Inland Revenue.

Interest of the former in registered accounts is usually idle curiosity and the latter have their own improved methods of obtaining the more detailed information they require.

Unfortunately, compliance requirements with the professional's Statements of Standard Accounting Practice and Companies Act 1981 have made financial statements of small companies less readily understandable to the directors/shareholders who these days already develop their own forms of accounting information with or without the professional accountants' assistance and they rely upon annual audited state-

ments for confirmation only of their own figures.

This leaves the Inland Revenue's interest about which insufficient seems to have been mentioned. I suspect that if audit requirements are removed from small companies, the revenue's enquiries and interest in submitted financial statements will understandably increase and any savings to the company upon removal of audit needs will be replaced by increased fees in satisfying the Revenue's requirements.

If the "burdens on businesses" are to be reduced and if the profession is to have the supposed opportunity to provide more useful services (a) SSAPs and Companies Act requirements on presentation should be removed for small companies as detailed in the proposals (ie turnover £2m, assets about £10m, employees 50), and (b) audit requirements for all companies should be retained but if necessary there should be created two kinds of audit, one less demanding for "small companies" and another for larger ones.

R. Croudson
Victor Walton Croudson,
26, Park Row,
Leeds LS1 5QB.

Gilt and capital gains tax

From Mr K. Tunstall.

Sir.—May I add to Mr Wallace's observation (July 18) that

most sales of gilts within 12 months of purchase are at a loss, presently allowable against capital gains tax? I would presume such sales are made shortly before the ex-dividend date and hence include a large element of accrued interest. As such, true capital losses (stripped of accrued interest) are even greater and strengthen Mr Wallace's suggestion for an extension of CGT on gilts rather than abolition.

Following the proposed separation of income from capital, I would advocate symmetry of treatment between seller and buyer so that accrued interest to a seller of stock would be tax deductible to a buyer. At present, a buyer of stock with accrued interest is taxable on the next full six-months' interest even though he has bought rather than earned part of that interest.

Keith Tunstall,
39, Grove Street,
Leamington Spa, Warwickshire.

Fair value for money

From Mr D. Pearson.

Sir.—The Law Society's Council's reaction to the consultants' report is predictable and some of his arguments are unconvincing as the example of the medical profession. It is interesting and possibly significant that the BCA's preoccupation for their new service watchdog when their new service was asked to write in with case studies, solicitors figured repeatedly among the complaints.

After more than 45 years in accountancy practice and having done business with many firms of solicitors both in this country and in the United Kingdom my view is that by and large the public is well served and generally gets fair value for money from the solicitors' profession.

Nevertheless, there are cases, which call for speedy and fair examination and decision and the existing system needs revision. The greatest cause for complaint is inordinate delay in dealing with cases.

At present the Professional Purposes Committee refuses to deal with complaints by persons who are not clients of the solicitor concerned, e.g., residuary legatees of estates for whom the solicitor is the executor.

This is unsatisfactory, as is the present arrangement where on receiving a complaint this committee decides whether a prima facie case exists. Another difficulty is the cost of court proceedings preventing cases being taken for negligence.

Derek Pearson

Glencairn,
2 Myrtle Park,
Dun Laoghaire,
Co Dublin

Steady decline in unemployment seen

From Mr J. W. Brazier

Sir.—The dip in the trend in seasonally-adjusted employment, coupled with the signs of a downturn in investment by industry, appear to have occurred precisely in cue. There are good reasons for expecting the reduction in both to continue.

In June 1982, your correspondent Samuel Brittan reviewed my paper 'Priced out of the Market', which noted that almost every European country (unlike the U.S.) had fallen into the trap of subsidising investment. This stemmed from the mistaken belief that, since prosperous countries had high levels of investment, tax inducements for (otherwise unproductive) investment would bring prosperity.

much of this investment was labour saving.

At the same time, as has so often been remarked, virtually every labour-related cost from national insurance to health and safety legislation had risen, in the decade to 1982.

Interestingly, Mr Lawson is the first recent Chancellor of any party to appreciate the balance between the cost of labour and capital but his first budget had a curious quirk in the timing of its impact on both joblessness and investment.

By the end of 1983-84, the rate of rise in unemployment had slowed almost to a standstill, owing to the cyclical factor of the sharp recovery. Then came the sensible decision in the March 1984 budget to end 100 per cent allowances which had been introduced; these should have lead fairly quickly to a faster downturn in unemployment and

a fall in "uneconomic" investment.

Instead the "step by step" approach produced the opposite effect for a single year, and we saw a return to growth in the jobless figures coupled with a surge in investment, as industry struggled to capture the 75 per cent allowance available for the last time.

Now that April 5 and that "special offer" are behind us (including no doubt some labour-saving investment brought forward) and cuts have been made in national insurance payments on the low-paid, it seems that the path is well set for a steady decline in unemployment and a better balance in investment.

Yesterday's swallow may well have heralded a summer.

Julian Brazier,
H. B. Maynard & Company Ltd
23 Conduit Street W1

Lombard

The City counts its chickens

By Richard Lambert

SO YOU paid 14 times a record year's earnings for a firm of City stockbrokers, did you? Don't worry. Your best and brightest traders are straining on their golden handcuffs, are they threatening to make a nonsense of all that goodwill? Never mind. Whatever happens to profit margins, the one sure thing about the City revolution is that the volume of business on the London Stock Exchange is set to rise dramatically once commissions become negotiable. After all, look what happened in America.

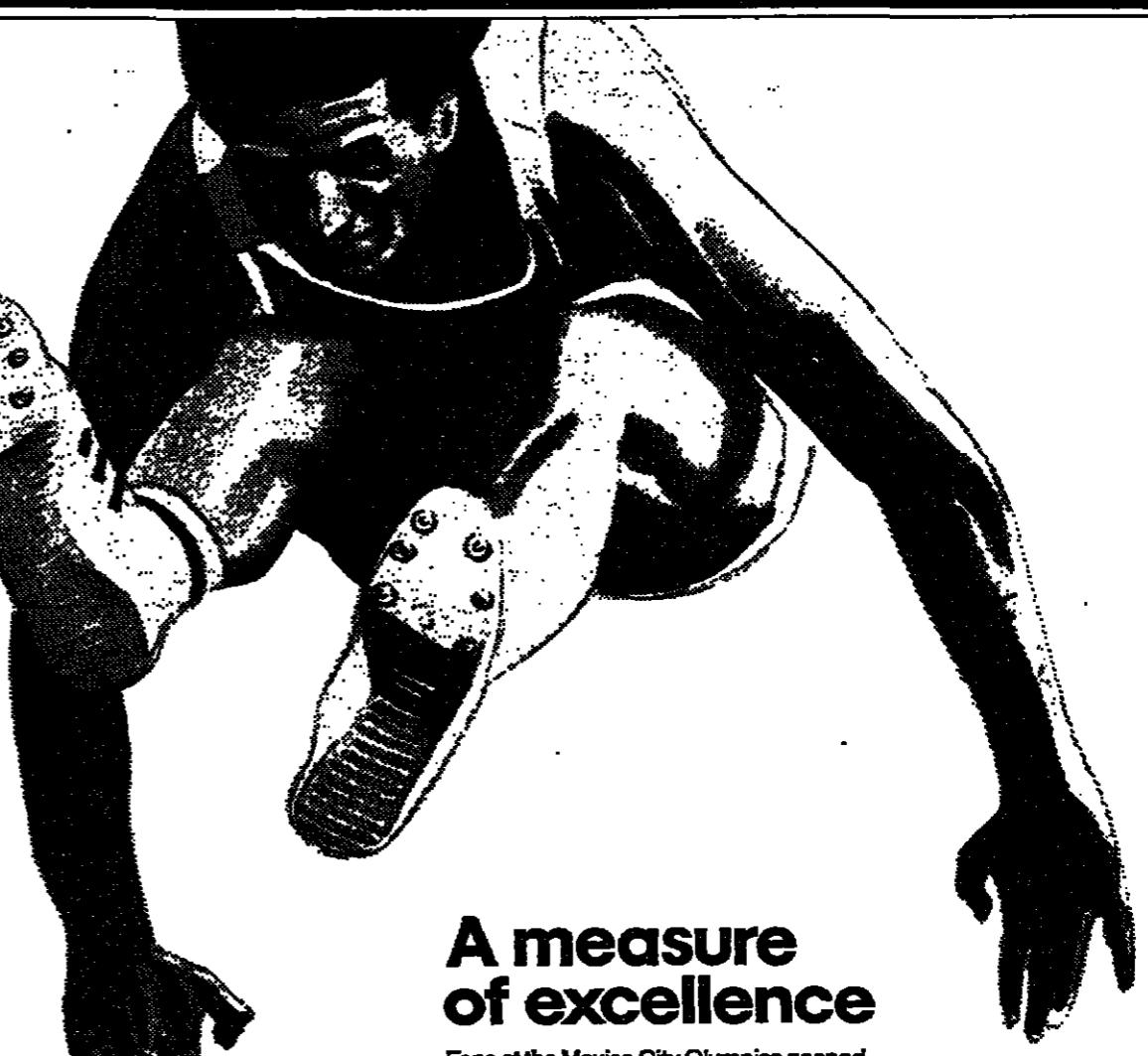
Technological developments have played a big part in the growth of U.S. trading volume. The New York Stock Exchange used almost to grind to a halt in the late 1960s if volume approached 20 million shares a day. Now it can handle far in excess of 200 million shares a day without showing any sign of strain. This has been made possible by enormous investments both in the market's infrastructure and in the brokers' own back offices—an area, incidentally, where many London firms still look decidedly primitive.

Rally

Most important of all, perhaps, price deregulation on Wall Street came at a time when share prices were beginning a sustained rally away from the 12-year low point touched in 1974. The years of the recent big bull markets, like 1982, 1983 and 1984, coincided with periods when share prices were shooting ahead. Bull years for share prices, like 1977 or 1984, were also dull years for business growth.

Volume in London has yet to benefit from price competition. But the level of business has already been rising fast, especially when prices have been in a bull phase. The annualised value of equity turnover in the first quarter of this year was well over three times the level in 1981, and although the increase was inflated by the sharp rise in prices, there was still room for large volume gains. The value of business on the fixed interest side has climbed from £6.5bn in 1973 to £22.5bn in 1984.

Provided they can get themselves into a position where they can actually handle a greatly increased level of business in London, a prolonged bull market will make geniuses of those investment bankers who are now tossing and turning in bed at night. But on the whole, they may be better advised to count sheep rather than un-hatched chickens.



A measure of excellence

Fans at the Mexico City Olympics gasped when Bob Beamon long-jumped 29' 2 1/2"—8.90 m.—surpassing the existing world record by an incredible 21 inches. Today, 17 years later, that jump remains a measure of excellence in athletics.

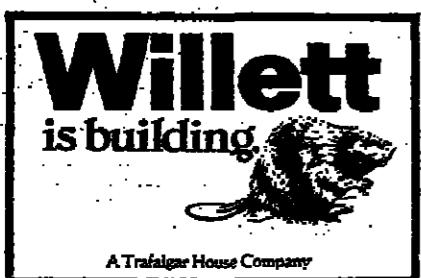
Seeking to better Beamon's mark this summer will be history's second longest jumper, Carl Lewis. In fact, Lewis will be vying for records and points in this summer's IAAF Mobil Grand Prix. A season of 16 international meets, the Grand Prix is sponsored by Mobil and organised by the International Amateur Athletic Federation.

Forthcoming Grand Prix competitions include the Bislett Games in Oslo on 27 July, the IAC Meeting in London on 2 August, and the Budapest Grand Prix in Budapest on 4 August.

Grand Prix points are awarded to athletes on the basis of their performances and times. World records gain extra points. At the conclusion of the season, Grand Prix awards will be made to the outstanding male and female athletes and to the outstanding performers in each event.

Mobil supports the Grand Prix because it believes in rewarding consistent achievement at the highest levels. After all, it's the true measure of excellence.





SECTION II - COMPANIES AND MARKETS

FINANCIAL TIMES

Friday July 19 1985



Chrysler boosts market share as sales climb

BY PAUL TAYLOR IN NEW YORK

CHRYSLER, the third biggest U.S. motor group, said yesterday that pre-tax operating earnings rose by 6 per cent in the second quarter and by 4.5 per cent in the first half, buoyed by higher car sales and a bigger market share.

Chrysler is the first of the big three Detroit car makers to report and its quarterly profits have been eagerly awaited on Wall Street as a key indicator of the state of the industry.

Mr Lee Iacocca, Chrysler's chairman, also announced yesterday that the group had increased its five-year spending plan to \$11.5bn from \$10.5bn. "We think that is what we have to spend to stay competitive, keep Chrysler strong and protect the jobs of our employees," he said. The other major U.S. car makers have also recently announced big increases in their

spending plans and like Chrysler, which is acquiring Gulfstream Aerospace and E. F. Hutton Credit, have been diversifying through acquisition.

Chrysler's six-month volume has sales advanced by 8.8 per cent and its share of the north American car and truck market rose to 12.7 per cent from 11.5 per cent. Pre-tax operating earnings were a record \$525m, compared with \$503.8m in the year ago period.

The group said net earnings fell \$50.6m or 5.6 cents a share compared with \$602.9m or \$6.48 a share in the corresponding period, when results were bolstered by a \$35.8m extraordinary gain from now-used-up tax benefits. Sales grew by 13.8 per cent to \$5.26bn from \$5.25bn.

The second-quarter results lifted first-half pre-tax operating earnings by 5.6 per cent compared with

R. J. Reynolds' performance up ahead of merger with Nabisco

BY CHRIS CAMERON-JONES IN NEW YORK

R. J. REYNOLDS, the second largest U.S. tobacco group, which is merging with Nabisco Brands, yesterday turned in second quarter pre-merger net earnings of \$228m, or 88 cents a share on smaller equity.

This represented 12 per cent growth on continuing operations but a \$28m decline on the \$268m, or 88 cents, reported for the quarter last year. The advance by continuing operations reflected improved performance by both the tobacco and food and beverages businesses.

For the half-year, Reynolds showed a \$55m rise in earnings from continuing operations to \$418m, or \$1.52 a share.

The group agreed in June on the \$4.93bn merger with Nabisco to create the biggest consumer products group in the U.S.

Six-month sales at Reynolds increased to \$6.3bn from \$6.2bn, with \$3.4bn, against \$3.36bn previously, coming in the latest quarter.

Today's earnings were 15 per cent ahead at \$3.52bn in the quarter as margins benefited from cost cutting, greater efficiency, increased productivity and higher prices.

Earnings from food and beverages were up 8 per cent at \$1.21bn, on the back of a strong performance by Del Monte, more Kentucky Fried Chicken stores and good spirits volume at Henklein.

Reynolds' smaller rival Philip Morris, which also has interests in drink products, achieved a 25 per cent advance in reported second quarter net earnings to \$221.7m, or \$2.68 a share, from \$25.3m or \$2.10.

There were increases in revenue and volume at Philip Morris U.S.A., but at Philip Morris International, the effects of strong volume gains were offset by adverse exchange rates. Revenues were down at Miller Brewing, 7-Up and the industrial division.

The group pushed six-month earnings to \$378.1m or \$4.80 a share from \$462.4m or \$3.76. Operating revenues for the first half reached \$7.03bn, up from \$6.86bn. This included a rise to \$3.72bn in the quarter, from \$3.61bn.

Cash reserves grew by \$68m over the quarter to \$254.6m.

Apple falls \$17m in red for first loss

BY NEW YORK STAFF

A FALL OF 11 per cent in third-quarter sales, combined with a \$40.3m provision, has sent Apple Computer tumbling into its first quarterly loss as a public company.

The net deficit for the three months to June 28 was slightly above analysts' predictions at \$17.21m, or 28 cents a share, compared with a profit of \$18.3m, or 30 cents a year ago.

Like most of its competitors, Apple is reportedly raising its 1986 model car prices only modestly - perhaps by around 3 per cent - reflecting fierce competition, increased pressure from Japanese imports and the general slowdown in the U.S. economy.

General Motors and Ford, the other two big U.S. car makers, are expected to show year-on-year earnings declines when their results are released, reflecting higher tax rates, increased model launch expenses and extended financing incentives.

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INTERNATIONAL COMPANIES and FINANCE

FT INTERNATIONAL BOND SERVICE

This announcement appears as a matter of record only

**ANDELSBANKEN
DANE BANK**

(A bank established under Danish Banking Law)

ECU 30,000,000**9 1/4% SUBORDINATED BONDS DUE 1992**

Société Générale

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Banque Générale du Luxembourg S.A.

Crédit du Nord

DG BANK

Deutsche Gesellschaftsbank

IBJ International Limited

Rabobank Nederland

Andelsbanken Danebank

Crédit Agricole

Crédit Suisse First Boston Limited

Genossenschaftliche Zentralbank AG

Vienna

Morgan Guaranty Ltd

Swiss Bank Corporation International Limited

NEW ISSUE

JUNE 1985

All of these securities having been sold, this announcement appears as a matter of record only.

NEW ISSUE

\$125,000,000**the limited****7 1/2% Convertible Subordinated Debentures
due July 1, 2010**

The Debentures are convertible at any time prior to maturity, unless previously redeemed, into shares of Common Stock of The Limited, Inc. at a conversion rate of 31.87 shares per \$1,000 principal amount of Debentures (the equivalent of \$31.375 per share), subject to adjustment in certain events.

LAZARD FRÈRES & CO.

July, 1985

All of these securities have been sold. This announcement appears as a matter of record only.

RCA growth slows in second quarter

BY WILLIAM HALL IN NEW YORK

RCA, the U.S. entertainment and communications group, has experienced a slowdown in second quarter growth, with net earnings rising 5 per cent from \$109.9m or \$1.13 a share to \$115.8m or \$1.26.

For the first six months, net earnings rose 13 per cent from \$160.2m or \$1.53 a share to \$180.6m or \$1.94. Sales edged up from \$4.94bn to \$4.94bn, with \$2.54bn (\$24.6bn) in the second quarter.

Mr Robert F. Frederick, RCA's chief executive, said yesterday: "Despite the difficult operating environment for certain of our electronics and consumer oriented businesses, we expect that continuing excellent results in the entertainment and government-related businesses will assure good overall performance for 1985."

In its entertainment operations,

earnings of the NBC subsidiary rose 43 per cent to a record level. Earnings and sales of RCA's records and video operations and aerospace and defence businesses also set new highs.

The group's consumer electronics operations were hit by overcapacity in the video recorder industry and severe price competition in television sales, however. The solid state products division continued to suffer reduced demand for semiconductors and significant price erosion. Communications achieved record sales but earnings declined and the Hertz car rental operations, which are in the process of being sold to United Airlines, also turned in substantially lower profits because of the "highly competitive pricing environment" and continued softness in vehicle resale markets.

Chevron considers sale of downstream network

BY OUR NEW YORK STAFF

CHEVRON, the U.S. oil group which is still digesting last year's \$13.5bn takeover of Gulf, is seeking a buyer for a large part of its downstream operations in the north-eastern U.S.

The group has approached several companies about the possibility of buying a "bottled" refining and marketing operation in the north-east. The package includes a 174,000 barrel a day refinery in Philadelphia and some 4,000 service stations plus associated distribution facilities.

Chevron has asked interested parties to sign a confidentiality agreement in return for receiving details of the specific assets which

are being offered. No price has been mentioned.

The company is currently streamlining its downstream operations which, in common with those of many other oil companies, are proving a major drag on earnings. The sale of the north eastern operations would improve efficiency and reduce the group's heavy debt load.

Several oil companies have been losing money on their downstream operations in the north eastern part of the country. Earlier this year Atlantic Richfield announced plans to pull out of all refining and marketing operations east of the Mississippi and concentrate on its profitable west coast markets.

Siemens and GTE plan co-operation

By Paul Taylor in New York

SIEMENS of West Germany and GTE of the U.S., two of the world's leading telecommunications equipment manufacturers, are considering linking in an effort to win a larger slice of the worldwide market for advanced telephone exchange equipment.

GTE, one of the rivals in the race to secure key U.S. contracts from the Bell system telephone operating companies for advanced digital switches, confirmed that the two companies "are engaged in discussions looking to the formation of a business affiliation in the telecommunications networking area."

Any development or marketing agreement between the two companies could mirror the 1982 joint venture agreement between American Telephone and Telegraph (AT&T), and the Dutch Philips group.

Siemens, like L.M. Ericsson of Sweden and other foreign competitors, is fighting to gain a foothold in the fiercely competitive U.S. market, while consolidating its strength in Europe against American competitors such as ITT.

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INTL. COMPANIES & FINANCE

Eurobond houses face up to the challenge of self-regulation

BY MAGGIE URRY

ONCE AGAIN the Eurobond market is faced with a challenge. This time the threat is from the regulators. Like the rest of the London-based financial services industry, the market's representatives must spend this summer preparing proposals in time for the deadline set by Sir Kenneth Bell, chairman of the Securities and Investments Board, for self-regulatory organisations (SROs) to declare themselves.

Sir Kenneth picked out Eurobond trading as an area of particular concern to British regulators. Yet many people within the industry doubt whether the market could have fought off the competition to become the second largest capital market in the world, with a value close to \$300bn, had it been fettered by outside regulation.

The body most likely to act as the SRO for the Eurobond market is the Association of International Bond Dealers (AIBD), which was founded 17 years ago to represent the market's interests. Mr. Damien Wigny, the AIBD's chairman, who is also an executive director of Kredietbank Luxembourg, says: "If the market is to remain free it must preoccupy itself more with self-regulation."

The AIBD has already done much to prepare for this role. At its annual meeting in May a package of reforms was passed in principle which will enable the AIBD board to take swift action to make and change the rules by which the market operates.

In putting the reform proposals to the AGM, Mr Wigny



Damien Wigny: in favour of reform

said: "A number of us on the board had for some time sensed that something had to change, and change fast, if AIBD were to have any further role as a self-regulatory body for the Eurobond secondary market."

The need for reform was illustrated by the scandal which blew up in the Eurobond market in June last year when traders at two firms, Bear Stearns International in London and Union Bank of Switzerland (UBS) in New York, acted together to deal at prices different from market prices, enabling them to pocket the difference.

The dispute led to the first use of the AIBD's arbitration procedure. Eurobond traders were furious at suggestions from outsiders that fraud is endemic in the market because of the lack of regulation, and that this case was the tip of an iceberg.

Regulatory authorities, such as central banks, began to take an interest in the issue. The AIBD's response was to propose an amendment to its rules at the May AGM, although Mr Wigny stressed that lack of regulation was not the problem: "Nothing can be done in any international market where two parties to a deal, or their staffs, act with fraudulent intent."

The rule change required dealers to state on contract notes whether a deal was concluded at a price different from the prevailing quotation in the market. The AIBD has introduced a system of recording daily prices, although this can

not be wholly satisfactory in a

market where many dealers make prices over the telephone in the same issues, and where there is no central market place such as a stock exchange, at which official prices are quoted which can then be used for reference.

In putting the amendment, Mr Tom Beacham, chairman of the AIBD's market practices committee, said: "We, as a responsible capital market, must be seen to regulate ourselves, particularly if we do not want to have others to do it for us."

However, the AIBD shares the same difficulties in regulating the Eurobond market as any other self-regulatory body. The association's *raison d'être* is to serve its members' interests, not to provide protection for investors — the object of the British Government's forthcoming legislation.

U.S. QUARTERLY RESULTS

ETHYL		GANNETT COMPANY		KROGER COMPANY		MCMILLAN	
Chemicals	Plastics	Aluminum	Broadcasting	Supermarkets	Publishing	Books	Publishing
1985	1984	1985	1984	1985	1984	1985	1984
Second quarter	\$	\$	Revenue	\$	\$	Second quarter	\$
Revenue	400.2m	405.5m	Revenue	555.0m	491.1m	Revenue	142.5m
Net profits	16m	35.8m	Net profits	71.8m	52.7m	Net profits	5.8m
Net per share	0.25	0.48	Net per share	0.3	0.75	Net per share	0.30
Six months						Second quarter	
Revenue	781.7m	884.5m	Revenue	1,046.1m	918.8m	Revenue	244.5m
Net profits	40.6m	80.3m	Net profits	113.1m	94.5m	Net profits	7.3m
Net per share	0.58	0.76	Net per share	1.41	1.18	Net per share	0.35
1985	1984	1985	1984	1985	1984	1985	1984
Second quarter	\$	\$	Second quarter	\$	\$	Second quarter	\$
Revenue	846.8m	885.2m	Revenue	3.9bn	2.9bn	Revenue	1.8bn
Net profits	45.3m	27m	Net profits	46.7m	43.2m*	Net profits	37.4m
Net per share	1.13	0.78	Net per share	0.8	0.15	Net per share	0.88
Six months			Six months			Six months	
Revenue	1,676m	1,822m	Revenue	64.1m	55.4m	Revenue	2.1bn
Net profits	77.3m	62.2m	Net profits	3.7m	7.5m	Net profits	41.8m
Net per share	1.33	1.27	Net per share	0.14	0.29	Net per share	0.77

*Includes \$10m store closing costs.

THE MEETING adopted the amendment, but by almost a year had passed, since the problem which necessitated the change had arisen. Had the board been empowered to make and amend rules, at the time of the fraud's discovery, a response could have come much more

quickly to reassure the market and regulators alike.

Detailed proposals for strengthening the AIBD, which will be put to an extraordinary general meeting in December, cover three main areas:

- Changes to rules and recommendations on trading and settlement practices to be made by the board itself, rather than the AGM, to speed up the process. The AGM would retain a right of veto.
- a change in the board's election process with nominations to be made by a special committee, as well as individual nominations, and one-third of a 15-member board re-elected each year.
- greater responsibility to be laid on the AIBD's regional organisations for the good functioning of the market, with the establishment of regional committees.

If approved, the new system will come into force after the next AGM in May 1986.

Mr. David Watkins, a new member of the AIBD board, points out that "there are various authorities who wish to encourage regulation in the Eurobond market. The AIBD will now be better placed to respond to those pressures on behalf of its membership."

However, the AIBD shares the same difficulties in regulating the Eurobond market as any other self-regulatory body. The association's *raison d'être* is to serve its members' interests, not to provide protection for investors — the object of the British Government's forthcoming legislation.

CIGNA

CIGNA Corporation

U.S. \$300,000,000

Multi-Option Financing Facility

Co-Arrangers

Morgan Guaranty Ltd

Credit Suisse First Boston Limited

Lead Managers

The Bank of Tokyo Trust Company

Swiss Bank Corporation

CIC-Union Européenne International et Cie.

Toronto Dominion International Limited

Credit Suisse

Westpac Banking Corporation

The Fuji Bank, Limited

Co-Lead Managers

Westdeutsche Landesbank

Banque Nationale de Paris

Managers

Barclays Bank PLC

The Sumitomo Bank, Limited

Credito Italiano

The Sumitomo Trust and Banking Co., Ltd.

The Mitsui Bank Ltd.

Banque Bruxelles Lambert S.A.

Tender Panel Members

CIC-Union Européenne International et Cie.

Morgan Stanley International

Citicorp Investment Bank Limited

PaineWebber International

Credit Suisse First Boston Limited

Salomon Brothers International Limited

Fuji International Finance Limited

Smith Barney, Harris Upham & Co. Incorporated

Goldman Sachs International Corp.

Swiss Bank Corporation International Limited

Morgan Grenfell & Co. Limited

Toronto Dominion International Limited

Morgan Guaranty Ltd

Westpac Banking Corporation

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Morgan Guaranty Trust Company of New York

June 1985

U.S. \$75,000,000

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BSN

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Lazard Frères et Cie

Credit Suisse First Boston Limited

Banque Paribas Capital Markets

Crédit Lyonnais

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Deutsche Bank Aktiengesellschaft

Generale Bank

Lombard Odier International Underwriters S.A.

Morgan Guaranty Ltd

Morgan Stanley International

Nomura International Limited

Société Générale

Swiss Bank Corporation International Limited

Union Bank of Switzerland (Securities) Limited

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New Issue/July 1985

U.S. \$100,000,000

Republic New York Corporation

Floating Rate Subordinated Notes Due July 2010

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Merrill Lynch Capital Markets

Shearson Lehman Brothers International

Bear, Stearns International Limited

Banque Bruxelles Lambert S.A.

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Dai-Ichi Kangyo International Limited Girozentrale und Bank der österreichischen Sparkassen

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INTERNATIONAL COMPANIES and FINANCE

Foreign banks on the slide in Japan

BY CARLA RAPORT IN TOKYO

SOME OF the biggest names in international banking suffered substantial profit setbacks or losses on their Japanese operations last year.

According to government statistics published this week, the 76 foreign banks operating in Japan showed a combined drop in pre-tax profits of 30.4 per cent, while net profits slid by 49.1 per cent. After-tax return on assets halved to 0.03 per cent, from 0.06 per cent last year.

Twenty-six of the 76 banks recorded losses, compared to 13 losses last year. Among the losers last year were Chase Manhattan, with a Y1.6bn (\$6.7m) net loss, and National Westminster, which managed to reduce its losses to Y22.9m from Y432m last year.

Bankers yesterday gave a variety of reasons for the continued poor performance of foreign banks in Japan. Most cite the erosion of traditional businesses, such as foreign currency lending and foreign exchange services, which have been opened up to Japanese banks. Further, the banks point to the cash-rich position

of most Japanese companies these days, a fact which makes the lending business increasingly competitive.

"We've been here 40 years and we're the foreign bank with the lowest percentage of the market. What can I say? Not that it's downright awful and not getting any better," said Mr Robert Binne, general manager of Chase Manhattan Japan.

Chase's high level of losses, he said, were in large part due to a voluntary retirement programme in which the bank had 10 per cent of its staff.

Still, he said, "the world has changed. It is getting to be that maybe a loan should be seen as a loss leader."

"All the banks in Japan have the same problem, only we are worse off," said Mr Eric Staines, head of Barclays Japan, referring to all the foreign banks. "They raise funds more cheaply than us; we have no customer base. And it would be a brave man who would go into commercial banking here." Barclays net profit dropped Y1.7bn from Y19.6bn in the year just ended.

According to statistics from the Bank of Japan, spreads

between lending rates and funding costs for foreign banks ranged primarily from 0.375 to 0.5 percentage points in 1985, but they had shrunk to 0.125 to 0.375 percentage points by the latter part of 1984.

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UK COMPANY NEWS

Panel rejects Fleet's complaint against United

BY DAVID GOODHART

United Newspapers' plans to take over Fleet Holdings, owners of Express Newspapers, took an unusual turn yesterday when the Take-over Panel rejected Fleet's allegations that United had been acting in concert with Montagu Investment Management.

Mr David Stevens is chairman of both companies.

However, despite having been cleared of acting in concert, the MIM and itself should be regarded for the purpose of the take-over code as "being in the same position as if they were acting in concert, since the announcement on March 29 of United's intention to make an offer for Fleet.

The Commission's report, which is expected to clear the bid, will be sent to Industry and Consumer Relations next week. He will then announce his decision a month later. United is thus in fact not likely to make a bid until after September 4.

The controversy over acting in concert which underlines how bitterly the fleet will resist the express bid, emanates on United's purchase of a 15.76 per cent stake in Fleet from Mr Robert Maxwell's Pergamon Press in January.

Under rule 11 of the take-over code if a company or its associates consents to an offer it acquires 15 per cent or more of the voting rights for cash. It must make a cash alternative offer.

United now holds 16.9 per cent.

United did not make such an

offer when along with MIM it acquired the 15.76 per cent Fleet stake although in March it did say that the then Fleet share price of 285p fully valued the company.

In April Kleinwort Benson acting for Fleet wrote to the Take-over Panel complaining. In effect, the United was able to escape making a cash offer only because MIM was not regarded as acting in concert.

It challenged this assumption partly on the grounds of the obviously close relationship between United Newspapers and the Samuel Montagu Group (of which MIM is a part).

It is understood that Kleinwort drew the Commission's attention to the obviously close relationship between United Newspapers and the Samuel Montagu Group (of which MIM is a part).

It is also said that if it announces an offer before September 4 it will include a cash alternative of not less than 270.3p—the highest price paid by United or others of MIM in the last 12 months.

If the Take-over Panel has been found to be acting in concert United would probably have been forced to make such a cash alternative offer.

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Bell's shareholders slow to accept Guinness offer

BY LISA WOOD

THE BATTLE for ownership of Arthur Bell, the Scotch whisky distiller, heated up yesterday with Guinness announcing that it had accepted the level of acceptances of 50.4 per cent of Bell's shares.

Guinness, which holds no Bell shares of its own, said the level of acceptances was "most encouraging," while Bell called it "exceedingly low."

Mr Ernest Saunders, chief executive of Guinness, said: "This level of acceptances on the first closing date of a contested offer is most encouraging, particularly as clearance from a review to the Monopolies and Mergers Commission has not yet

been given.

It is understood that Mr Norman Tebbit, Minister for Trade and Industry, will make an announcement shortly on whether or not the bid will be on.

Offers and the cash alternative have been extended until 3.00 pm next Thursday. In addition to the 50.4 per cent of holders of 6.7m Bell's ordinary shares yesterday, there were 57,000 preference shares (14.47 per cent).

DIVIDENDS ANNOUNCED

	Date	Current payment	Corresponding payment	Total	Total per share	for last year
Automated Security Int.	1985 Nov. 15	4.45p	4.45p	24	24	24
Berisfords	1985	3.75	—	52.6	52.6	52.6
BET	1985	11.25p	Oct. 4	9.75	9.75	9.75
British Bloodstock	1985	5.5p	—	8	—	—
BTS	1985	1.5p	Oct. 1	—	—	—
Crown House	1985	4.25	Oct. 1	3.9	7	6.4
Day Corporation	1985	2.59	—	2.59	3.69	3.69
Dewhurst & Partner Int.	1985	0.35	—	—	0.75	0.75
General Consol	1985	10.5	Oct. 11	9.15	15	13.65
Great Universal	1985	3.5	Oct. 12	—	—	9.5
Habit Precision	1985	0.6	Sept. 11	0.5	—	1.22
Habifit	1985	11.75	Dec. 20	10.5	16	15
Independent Inv.	1985	0.5	Aug. 30	0.5	—	1.5
Industrials	1985	7.3	Oct. 3	6.61	9.6	8.7
Independent Inv.	1985	0.5	Sept. 26	0.5	0.5	0.5
Industrials	1985	4	Oct. 1	3.5	—	11
G. F. Lovell	1985	3	—	3	3	3
G. F. Lovell	1985	1.55	Oct. 1	1.4	—	6
Robertson Research	1985	0.4	Sept. 6	—	4.2	—
Spitone	1985	6.4	Oct. 1	5.4	10	9
Tops Estates	1985	0.68p	—	—	0.63	0.68p
Victoria Carpet	1985	2	Sept. 27	0.75	2	0.75
Yeoman Invst. Int.	1985	3.5	Sept. 9	3	—	8.6

Dividends shown per share net except where otherwise stated. *Equivalent after allowing for scrip issue. †On capital increased by rights and/or acquisition issues. ‡USM stock. §Unquoted stock. ¶For 71 weeks. ||For 17 months.

COMPANY NEWS IN BRIEF



Lord Matthews, chairman of Fleet Holdings, and Mr David Stevens, head of United Newspapers

shares held in the Glynn Mills account were beneficially owned by United.

Kleinwort latched on to that as evidence of an "off-market" sale between United and Samuel Montagu. The disclosure was later corrected.

United, which has grown very rapidly since Mr Stevens took over in 1981, indicated yesterday that it was aware of the possibility of a complaint from Fleet and had thus acted with the greatest of care and cleared every move before it was taken with the Take-over Panel.

If United was to make an offer at 270p—which is unlikely—it would value Fleet at only £22.8m.

In May stockbrokers Grieson Grant valued Fleet at between £28.5m "on a going concern basis" and £30.12m on a "break up basis."

Fleet's shares yesterday rose 1p to 313p. United remained on 283p.

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Bid now unacceptable to York Trailer

By Andrew Arends

YORK TRAILER HOLDINGS, the trailer and vehicle component maker, last night reversed its position and said that an offer of 45p per York share from United Parcels, the express parcel carrier, was inadequate in light of York's latest interim figures.

However, United Parcels already has received irrevocable undertakings to accept its offer of 45p per York share from shareholders representing 60 per cent of York equity, which would give it formal control.

Mr Martin Smith, financial director of United Parcels, said yesterday that the company had no intention of raising the price and he said that the formal offer document would be sent to York shareholders as soon as possible.

Mr Smith said that when the offer was first announced in late June, York had then regarded the price as fair and reasonable.

Yesterday, York revealed its interim results for the six months to June 30. Overall turnover of £13.65m it came in with pre-tax profits of £592,000, compared with turnover of £11.77m and profits of £258,000 in the corresponding period.

Phillips and Drew, York's stockbroker, said that in view of these figures the United Parcels offer was not fair and reasonable. Samuel Beckett, a York trailer director, called on the remaining 40 per cent of shareholders who have not accepted the offer to take no further action.

Three shareholders, Mr J. F. Davies, Mr J. D. Davies and their father Mr Fred Davies, York's chairman, have accepted the offer already and are returning from commenting on yesterday's announcement.

York said yesterday that it will be sending a letter to shareholders as soon as possible. Its shares closed 2p higher yesterday at 45p.

Habitat-Mothercare has been buying shares in Burton

By MARTIN DICKSON

Habitat-Mothercare, which is increasing its stake in the shares of either the predator or target companies. The rule was eliminated because of the Panel's difficulty in defining a "significant interest," though this was usually interpreted as being a substantial trading relationship with one party or another.

Habitat, which was last night showing a small loss on its £2.8m investment, said it was keeping the possibility of further purchases under review and believed the holding would show a good long-term profit.

Burton's price closed last night at 450p, down 10p on the day, which values its paper and cash offer at £27.4p for each Debenhams share. There is a 32p cash alternative.

Debenhams shares closed at 310p, down 5p on the day, while Habitat were up 2p to 388p.

Yeoman Investment

YEOMAN INVESTMENT TRUST

reports an increase in net asset value per share from 26.5p to 31.4p in the year to June 30, 1985.

The interim dividend is raised from 3p to 3.5p net—last year a total of 8.6p was paid.

Gains received for six months to end June was up from £1.02 to £1.875,116, with franked income accounting for £644,769 (£500,506), unfranked income £128,753, (£122,067) and interest receivable, £81,894 (£43,429).

After administration charges of £30,900 (£178,645), interest charges of £1,100 (£19,483) and tax up from £197,200 (£246,120), net earnings emerged at £331,534 compared with £472,234.

LADBROKE INDEX

933-937 (-4)

Based on FT Index

Tel: 01-427 4411

Continuing Rapid Growth

Record Turnover

Record Profits

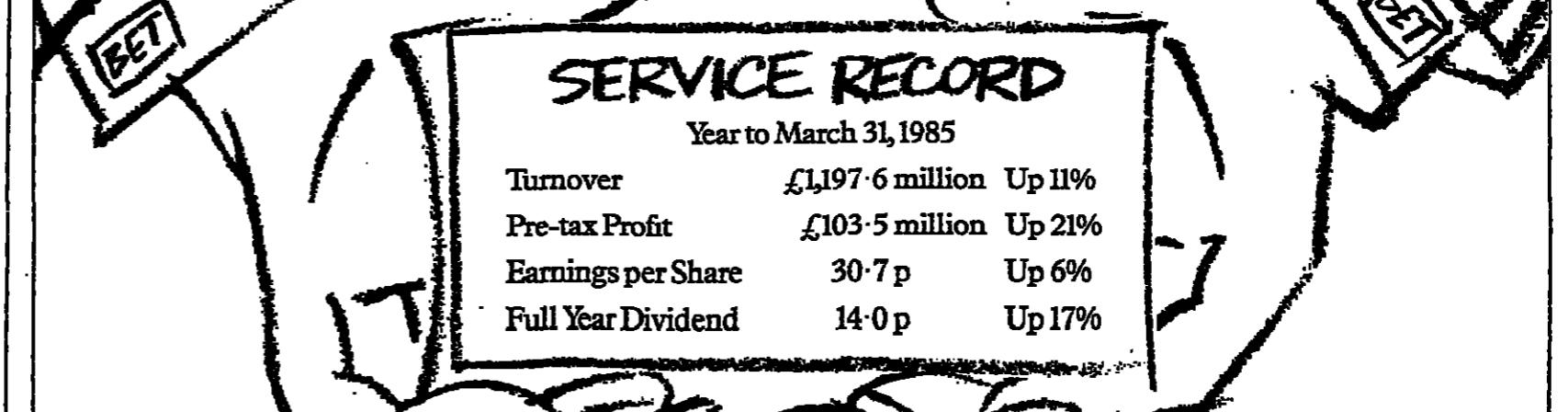
Record Profit Margin

* Pre-tax profit up by 105% (15 months)
* Four year old US operation contributes 58% of pre-tax profit
* Strong recovery in regional newspapers
* Record UK profit in business and consumer magazines

ARGUS PRESS GROUP

Publishers of Business and Consumer and Specialist Magazines and Regional Newspapers

A BET PUBLISHING COMPANY



Our annual results show a healthy rise in pre-tax profits.

Earnings per share, although affected by tax increases as a result of reduced capital allowances on our hire and rental businesses and by the costs of restructuring, are still up on 1983.

But the important news is that, with the initial acquisition completing the last major stage of BET's crucial two year restructuring

plan, we are now organised for growth.

If you'd like details of the acquisitions, reorganisations and divestitures that have given BET a clearly defined line-up of service-orientated businesses in sectors where we are actual or potential market leaders - write for a copy of our Annual Report to Neil Ryder, BET PLC, Stratton House, Piccadilly, London W1X 6AS.

Then you'll see why we're confident of long term growth in earnings per share.

BET
putting experience to good service

Davy recovery upheld despite poor markets

A FURTHER recovery in profits was made by the Davy Corporation in the 1984-85 year and with a £12.1m credit arising from the restructuring of the U.S. pension plan the group was able to make a transfer to reserves.

The pre-tax result to March 31, climbed from £7.55m to £13.05m and after all charges there was a retained profit of £8.95m compared with a deficit of £7.7m. There were extraordinary credits of £546,000, against charges of £10.5m, with the U.S. pension purchase offsetting costs of £1.55m incurred on closure of some engineering offices.

The dividend is being maintained at 3.68p through an unchanged final of 3.68p. Earnings rose to 10.6p (10.3p) per share.

Mr Peter Benson, the chairman, said the improvement was achieved in spite of the low level of market demand in most of the industries which Davy serves. "It results from the action over the past three years in reducing capacity in line with the long-term decline of world demand," he says.

Engineering and construction companies increased profits by 24.5m mainly due to the reduction of German losses following transfer of the Cologne office to Frankfurt and improved profits from the Zimmer company.

There was also a move to make the additional provisions in the USSR Alpha Olefins contract.

The performance of UK companies was satisfactory with a particularly good result from Stockton. Pools also improved, but profits were lower from Shiffield and London.

Market difficulties continued in the U.S. and profits were lower in spite of another outstanding performance from the Chicago office which services the food and pharmaceutical market. Substantial losses were, however, made by the Cleveland, Cleveland and Houston offices.

Mr Benson: Australian activity declined and profits were lower.

Manufacturing and service companies contributed slightly less. In mechanical handling, Herbert Morris South Africa managed to break even.

The chairman says foundries and forges had a bad year with increased profits from the roll making companies. However, some of the service companies, particularly Lloyds British Testing, were adversely affected by the miners' strike, although profits increased.

On prospects, the chairman



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says "our scale of operations is now in line with demand, our technology base continues to improve and, although the market is far buoyant, I am hopeful that the recovery in profits will continue."

Comment

If there was a surprise to be found in yesterday's preliminary figures from Davy it was not in the results, but in account for the ordinary items, but in the balance sheet. Davy is sitting on net cash of £53m, equal to 56p per share, which is really quite an achievement given the way the workloads, and hence forward payments, have been shrinking. The reason for the strength of the shares yesterday, Davy's profits may look lean but it is faring well enough against its competitors — and it has cash balances equal to more than half its market capitalisation. It might be a temporary proportion for Transvaal, a thought that has been with the market for months. On the trading front the results are as anticipated with U.S. orders shrinking and the UK plodding along. Only Germany showed a spark of growth and last year's much reduced loss could be the start of a profit trend in 1986 this year. The bad news is that much of that could be offset by even worse figures from the U.S., perhaps even a loss. At 10p, where the p/e is 10, the price can just about be justified on trading grounds alone, ignoring bid thoughts.

BANK RETURN

BANKING DEPARTMENT

	Wednesday July 17 1985	Increase (+) or decrease (-) for week
LIABILITIES	£	£
Capital and Reserves	14,655,000	+ 1,831,579,165
Bankers Deposits	649,048,568	- 49,490,534
Bankers and other Accounts	1,400,088,474	- 56,682,597
	8,880,737,445	+ 1,225,466,824
ASSETS		
Government Securities	657,197,820	+ 522,551,972
Current & other Accounts	1,154,170,893	+ 593,166,542
Premises Equipment & other Secs.	6,095,856,812	+ 397,835,112
Notes	5,100,000	- 5,100,000
Coin	587,065	- 13,334
	8,880,737,445	+ 1,225,466,824

ISSUE DEPARTMENT

LIABILITIES	£	£
Notes in circulation	18,346,282,976	+ 65,105,069
Notes in Banking Department	8,716,024	- 5,105,069
	12,350,000	+ 80,000,000
ASSETS		
Government Dept	11,015,100	- 105,988,845
Other Government Securities	8,985,000	+ 22,988,845
	18,350,000,000	+ 80,000,000

COMMUNAUTE URBAINE DE MONTREAL (MONTREAL URBAN COMMUNITY)

US\$50,000,000 FLOATING RATE NOTES DUE 1989

Bondholders are hereby informed that the rate applicable to the third period of interest has been fixed at 8.14% per annum.

The coupon No. 3 will be payable on the 17 July, 1986 at the price of US\$421.67 representing 184 days of interest covering the period as from 17 July, 1985 to 16 January, 1986 inclusive.

DBSBANK
The Reference Agent

19 July 1985

Co-operative Bank p.l.c.

(Incorporated in England under the Companies Act 1948 to 1980)

£75,000,000

Subordinated Floating Rate Notes 2000

Holders of Floating Rate Notes of the above issue are hereby notified that for the interest period from 18th July, 1985 to 18th October, 1985 the following information will apply:

1. Rate of interest: 11.75% per annum

2. Interest amount payable on interest Payment Date: £105.45

Per £5,000 nominal or £1,504.45

Per £250,000 nominal

3. Interest Payment Date: 18th October, 1985

Agent Bank

Bank of America International Limited

UK COMPANY NEWS

UK restructuring pulls Gestetner into loss

Gestetner Holdings has continued to recover but the costs of restructuring in the UK have had a heavy impact on the results for the six months to May 4, 1985, resulting in an attributable loss.

The surplus over book amounts is estimated at £2.9m and is also shown in extraordinary.

This will release cash in the second half in excess of £1.5m.

There is a further improvement in net borrowings which show a fall of £1.2m arising substantially from the efforts to reduce working capital, the directors state.

The directors say that expenditure in the first half only amounted to £0.4m but explain that the large write-offs reflect their forecast of the full cost.

Despite this interim division being based at 0.5p, basic earnings per share, pre-extraordinary credits of £10.5m, with the U.S. pension purchase offsetting costs of £1.55m incurred on closure of some engineering offices.

The dividend is being maintained at 3.68p through an unchanged final of 3.68p. Earnings rose to 10.6p (10.3p) per share.

Mr Peter Benson, the chairman, said the improvement was achieved in spite of the low level of market demand in most of the industries which Davy serves. "It results from the action over the past three years in reducing capacity in line with the long-term decline of world demand," he says.

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There was also a move to make the additional provisions in the USSR Alpha Olefins contract.

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On prospects, the chairman

says "our scale of operations is now in line with demand, our technology base continues to improve and, although the market is far buoyant, I am hopeful that the recovery in profits will continue."

Comment

It is a measure of how slowly Gestetner Holdings moves that it took more than two years after plunging into loss in 1982 before the company bit the bullet and closed most of the Tottenham factory. With that decision out of the way, the group's continuing recovery looks far more soundly based since costs in most parts of the sprawling empire are now closer in line with revenues. There is still

work to be done in France, but government approval has been given for the loss of 400 jobs in the 1,800 workforce. Barring accidents, which have been all too frequent at Gestetner in the past, the group is on target for perhaps £1.5m pre-tax this year. The shares are well up with events having climbed from a low of 19p last year, they now stand on a multiple of about 15 to 112p (84 per cent up in charge).

This rating already discounts further recovery next year so little more can be expected until Gestetner maps out its longer term plans more clearly. The search for the elusive new product to succeed the worthy stencil duplicator is still on and the word is that a distribution deal with a manufacturer of office equipment of some kind might be struck later this year.

But it remains to be seen how the Gestetner sales force, reared on selling a pre-eminent patent-protected product, will cope.



Mr Jonathan Gestetner (left), Joint chairman and Mr David Gestetner, Group managing director and Joint chairman. . . . Costs of £10.2m set aside for closure of a large part of the Tottenham site.

Transfer of the Activities of the Compugraphic in-plant business

In the UK from the Gestetner office automation division of Gestetner to Compugraphic UK was effective from June 1.

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is estimated at £2.9m and is also

shown in extraordinary.

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UK COMPANY NEWS

THIS NOTICE DOES NOT CONSTITUTE AN OFFER FOR SALE AND THE STOCKS LISTED BELOW ARE NOT AVAILABLE FOR PURCHASE DIRECT FROM THE BANK OF ENGLAND

ISSUES OF GOVERNMENT STOCK

The Bank of England announces that Her Majesty's Treasury has created on 17th July 1985, and has issued to the Bank, additional amounts as indicated of each of the following Stocks:

£200 million 11 per cent EXCHEQUER STOCK, 1989

£200 million 9½ per cent EXCHEQUER STOCK, 1998

£200 million 11½ per cent TREASURY STOCK, 2001-2004

The price paid by the Bank on issue was in each case the middle marked closing price of the relevant Stock on 17th July 1985, as reported by the Government Stock Exchange. In addition, Her Majesty's Treasury has created on 17th July 1985, and has issued to the National Debt Commissioners for public funds under their management, additional amounts as indicated of each of the following Stocks:

£200 million 10½ per cent EXCHEQUER STOCK, 1997

£100 million 9½ per cent EXCHEQUER STOCK, 1998

In each case the price paid by the Bank on issue was in each case the middle marked closing price of the relevant Stock in all respects pari passu with that Stock and subject to the terms and conditions of its prospectus (save as to the particulars therein which relate solely to the initial sale of the Stock), and subject also to the provision contained in the final paragraph of this notice; the current provisions for Capital Gains Tax are described below.

Application has been made to the Council of The Stock Exchange for each further tranche of stock to be admitted to the Official List.

Copies of the prospectuses for 11 per cent Exchequer Stock, 1989, 9½ per cent Exchequer Stock, 1988, and 11½ per cent Treasury Stock, 2001-2004, dated 3rd August 1984, 3rd February 1984 and 18th May 1978 respectively, may be obtained at the Bank of England, New Issues Department, London, EC2M 9AQ. The Stocks are repayable at par, and interest is payable half-yearly, on the dates shown below:

	Retention date	Int. payment dates
11 per cent Exchequer Stock, 1989	29th September 1989	29th March
9½ per cent Exchequer Stock, 1998	19th January 1998	19th September
11½ per cent Treasury Stock, 2001-2004	19th March 2004, or on or at any time after 19th March 2001 subject to not less than one month's notice	19th July
		19th March
		19th September

The further tranches of 11 per cent Exchequer Stock, 1989 and 11½ per cent Treasury Stock, 2001-2004 will rank for a full six months' interest on the next interest payment date applicable to the relevant Stock. The further tranche of 9½ per cent Exchequer Stock, 1988 has been issued on an ex-dividend basis and will not rank for the interest payment due on 17th July 1985 on the existing Stock. Official dealings in the Stocks on The Stock Exchange are expected to commence on Friday, 19th July 1985.

Each of the Stocks referred to in this notice is specified under paragraph 1 of schedule 2 to the Capital Gains Tax Act 1979 as a gilt-edged security (under current legislation exempt from tax on capital gains if held for more than 12 months, and, subject to enactment of the Finance Bill containing the provisions announced on 2nd July 1985, exempt from tax on capital gains on disposals made on or after 2nd July 1986, irrespective of the period for which the Stock is held).

Government statement
Attention is drawn to the statement issued by Her Majesty's Treasury on 29th May 1985 which explained that, in the interest of the orderly conduct of fiscal policy, neither Her Majesty's Government nor the Bank of England or their respective servants or agents undertake to disclose the tax charge which may be imposed on any transaction, whether or not it is to be set aside or given rise to any claim for compensation.

Bank of England
London
17th July 1985

Tableware helps lift Crown House to over £6m

BOOSTED BY a strong performance in its tableware division, where exports rose by 19 per cent and profits by 50 per cent, Crown House has achieved an overall improvement in pre-tax profits for the year ended March 31, 1985, from £5.10m to £6.12m.

This profit increase was achieved on turnover down from £177.14m to £166.49m.

The directors of this electrical and mechanical engineer and contractor, and tableware manufacturer, the former state contractor in contracting in the UK

reflects the order intake in the 1982 to 1984 period. At end-March 1985, however, the order book at £112m was 41 per cent ahead of the position a year earlier.

The directors are recommending an interim dividend of 4p per share to 7p (6.4p), with a final of 4.25p (3.9p). This is covered twice by net earnings of 13.8p (13.2p) per 25p share.

The present outlook in overseas contracting is dependent on the results of a review being carried out to recent political

events in South Africa and the Arabian Gulf, and £1.5m has been set aside in extraordinary items to meet possible costs resulting from this review.

Further new partners are being introduced in the tableware division, together with the silverware products in the George Butler and Cavalier ranges recently acquired by the directors.

They anticipate satisfactory figures overall for 1985-86.

Assuming that overseas losses can be stemmed or eliminated this should have a beneficial effect on the group's result.

Group net cash after deduction of borrowings, including the term bank loan, amounted to £2.5m at end-March, compared with £7.3m.

• comment

Overseas contracting activities were once among the Crown jewels while the UK side of the business looked distinctly dull. How times have changed: now it is the British side that sparkles while the overseas activities



Mr. Patrick Edge-Partington, chairman of Crown House

have mostly lost their lustre. In South Africa a combination of management problems and a diverse economic and political climate has produced a trading loss running into six figures, and it would not be surprising to see the group pulling out soon. Cut-throat competition in the not longer so oil-rich countries could then force a return to the Gulf. Full tax out could prove expensive, but Crown has covered itself generously against this with a film provision. Meanwhile UK contracting earnings have moved ahead, not so much from any upturn in the construction industry but from the rise in the value of the engineering content of buildings. Over the last second half turnover of slightly up and pressure on selling prices which affected profitability in the crucial women's fashionwear area.

For the current year it is too early to make a statement, the directors say, but action has and is being taken.

The group's shares fell 24p yesterday to 84p.

S. R. Gent warns of second half setback

A DISAPPOINTING performance by the group as a whole has been announced by S. R. Gent for the second half of the year to end-June 1985.

However, until the accounts and audit are completed the directors of this South Yorkshire-based manufacturer of ladies' and children's clothes, and a principal supplier to Marks & Spencer, say that the final position cannot be determined.

They say that trading conditions in the second half, and particularly in the final quarter, have been very difficult. In the second half last year the group made profits of £3.97m (£3.85m), but the board expects a broadly break-even position this time.

S. R. Gent obtained a listing on the stock exchange in June 1983 and met its profits forecast of about £5m with £3.8m. In the year to end-June 1984 the group achieved an increase to £6.12m.

For the six months to December 1984, however, profits slumped from £2.15m to £0.00m, although an unchanged 1p interim dividend was paid. Last year's 2p final dividend clearly cannot be maintained, the directors say, but they hope to be able to recommend a payment.

The major reasons for the disappointing performance are lower than expected sales of seasonal merchandise, which resulted in turnover for the second half being off slightly up and pressure on selling prices which affected profitability in the crucial women's fashionwear area.

For the current year it is too early to make a statement, the directors say, but action has and is being taken.

The group's shares fell 24p yesterday to 84p.

CAP flotation goes ahead

By Stefan Wagstyl

CAP, one of Britain's leading software houses, is bringing the City's current scepticism towards high technology companies and pressing ahead with its planned flotation next week.

But the fall in share prices in the electricals and electronics sectors has forced the company and its adviser, Morgan Grenfell, to set their sights lower than expected. Instead of a value of £30m to £40m, indicated at the beginning of June, the group comes to market with a capitalisation of £26.2m.

The shares are being offered for sale at 120p each, or 16.4 times fully diluted earnings for the year to the end of April 1985. The yield, on a forecast dividend of 1.5p for the year to April 1986, is 1.78 per cent.

Morgan Grenfell has underwritten the sale of 7.5m shares, or 24.2 per cent of the company's enlarged equity. Of these, 5m are new shares being sold to raise £5.1m after expenses for the company.

CAP, founded in 1962, has grown rapidly in the past five years, making profits of £2.12m pre-tax on turnover of £93m in the year to April.

The prospectus is to be published in the Financial Times on Monday, and application lists will close on Thursday. Brokers are Wood Mackenzie.

Victoria Carpet profits up 71%

Victoria Carpet Holdings has lifted pre-tax profits by 71.4 per cent to £1.15m against £597,320 for the year to March 31, 1985, on turnover of £3.02m, up 23.42 per cent.

Australia produced the greater part of the increase, but the directors of this carpet maker and distributor say that results there can be affected by fluctuations in the economy and exchange rate, and by tariff changes. They say they have no illusions about the conditions in which the group operates.

The single dividend is lifted from 0.75p to 2p per share, while diluted net earnings are up 16p to 12.35p. The directors hope to maintain the dividend rate for the foreseeable future, but if their reservations about prospects are unfulfilled, they may consider a further increase next year.

Haslemere Estates rises to £6.47m

Haslemere Estates, the property development and investment group, increased its pre-tax profits from £5.83m to £6.47m in the year to March 31, 1985.

A final dividend of 7.5p lifts the total from 8.7p to 9.6p net per 100 shares.

Rental revenue rose to £21.94m (£19.31m) but trading sales, rental income and joint venture income fell to £10.47m (£28.45m).

Net investment, rental revenue and net profit to £1.12m (£1.42m) after charging development outgoings of £0.78m (£1.3m). Net interest took £8.33m (£8.52m).

Attributable earnings totalled £4.59m (£4.39m) after tax of £1.88m (£1.45m). At year-end net asset value per share was 7.55p basic and 6.49p diluted. Earnings per share were 13.58p (14.55p).

Lonrho confident after £71m profit halfway

A SIGNIFICANT gain in first half profits has been made by Lonrho and the directors are confident that 1985 as a whole will be highly satisfactory, particularly as the group traditionally shows an improved second half.

On a turnover gain of 11 per cent, from £1.15bn to £1.28bn, the profit before tax for the half year to end-March 31, 1985, has surged by 33 per cent, from £53m to £70.7m.

With a 2p increase in earnings to 10.9p per share, the second interim dividend is being lifted to 4p to make 5p (4.5p) for the year to date.

Total for the year ended September 30, 1984, was 11p paid from £62.5m profits (£51.5m).

The directors expect that the UK Audi and Volkswagen car distribution and manufacturing activities are performing well.

In the current year Lonrho's total sales of new vehicles in the UK alone will exceed 180,000 units, thereby making it the largest distributor in the country.

The partial closure of Croftford for re-decoration during the first half affected the overall results of the ten casinos.

A new casino in Queensway (London) has been licensed to operate and is being prepared for opening.

Overseas the mining activities have gone well in the first half. Agricultural exports are mixed for the period. Good profits have come from tea, coffee and wattle.

• comment

Lonrho has produced a very

reasonable interim result—although the exact details make it hard to establish just where the £6m profit from the sale of the group's last 61m share in House of Fraser went. In November 1984 transactions left Lonrho £7.5m ahead as a result of its House of Fraser forays—but £2.5m of this gain had already been salted away in the reserves at the September year end. This left £4.5m to be taken below the line this time from which some extraordinary debits had to be deducted. Above the line there is nothing from House of Fraser. The second interim payment takes the yield up to 11 per cent which, for a stock that is continuing to outperform the market, if only modestly, is a good return. The group will succeed in hitting the 150,000 new vehicle sales this year.

Mining is showing surprising resilience with unit sales rising and prices holding—especially in diamonds. The second half prognosis is to be even better and analysts believe that a record 15.5m is on. This has the shares at 168p on a prospective p/e of just over 5 (50 per cent tax charge). With the market now discounting the group's unpopular pursuit of the claim against British Airways (on which more news next week) the shares look the best bet among the major overseas traders at present.

Southvaal Holdings Limited
(Incorporated in the Republic of South Africa)

Registration No. 66 11806 06

INTERIM REPORT 1985

The following are the unaudited results of the company for the six months ended June 30, 1985 and abridged balance sheet at that date.

Income Statement

	Six months ended	Six months ended	Year ended
	ended	ended	ended
Royalty received from Vaal Reefs Exploration and Mining Company Limited	£8,635 £900	£9,633 3,294	£17,040 6,719
Interest received	3,837	3,294	
	115,045	93,927	205,759
Deduct:			
Administration and other expenses	962	836	1,764
Profit-before-taxation	114,083	92,991	201,985
Deduct:			
Taxation	53,933	42,030	91,338
Profit after taxation	61,150	50,911	110,657
Transfer from general reserve	564	405	405
Dividend	62,054	51,316	111,082
	62,460	52,000	108,200
Transfer (from)/to reserve	(346)	(684)	1,862
Earnings per share—cents	225	196	426
Dividend per share—cents	240	200	430
Number of shares in issue	26,000,000	26,000,000	26,000,000
	30,635 £900	30,6	

UK COMPANY NEWS

FIH £5m purchase will expand printing division

Ferguson Industrial Holdings is expanding its printing and packaging side through a £52 million acquisition of the Atlas House Company (Nottingham), a Nottingham-based manufacturer of fabric and adhesive labels predominantly for the major chain stores.

Details of the purchase accompanied FIH's first quarter results showing that gains made by the printing and packaging side were virtually wiped out by a downturn in building profits and higher interest costs.

Group taxable profits for the three months to end-March 1985 rose by under 3 per cent from £15.8m to £16.2m, not far above

the £15.5m trading result that the printing and packaging side earned alone.

Trading profits from building supplies fell by £200,000 and, while manufacturing and the holding company registered gains, interest costs rose more than ten-fold to £227,000, against £21,000.

FIH says that most of the 22 per cent increase in printing and packaging profits came from business with high street stores, and the trend is continuing.

Building conditions in the building supplies division remained difficult, as expected, although some improvement is anticipated in the second

quarter. Manufacturing achieved a 49 per cent increase to £109,000 but construction added nothing to trading profits. Group turnover rose from £24.2m to £25.58m.

Employees' profit sharing took less at £155,000, against £181,000.

The Atlas purchase, says FIH, will give the existing label companies (mainly based in London) a larger geographical spread and a larger base to take advantage of growth in the market for labels in these markets.

A further maximum sum may be paid for Atlas if its taxable profits exceed £250,000 for the year to end-February 1986. Last year its profits reached £157,000 on turnover of £41.8m.

Robertson Research surges 49%

Robertson Research yesterday unveiled a 49 per cent increase from £1.8m to £2.7m in 1984-85 taxable profits and expects further growth in the current year.

Most of the rise for the year to March 31, stemmed from growth in service to the oil and gas industry—Robertson provides geological and technical services.

Turnover expanded from £15.78m to £18.95m and the directors say that results for the first quarter of 1985-86 are substantially ahead of the corresponding period. Profits were up from £822,000 to £1.7m pre-tax.

The are recommending a final dividend of 8p, which makes a total of 4.2p for Robertson's first full year as a listed company. A one-for-one scrip issue is also proposed.

The dividend is covered more than three-fold by stated earnings per 10p share of 13.1p, against 10.2p.

Group operating profits expanded to £2.65m (£1.96m), and the taxable result included associate contributions of £112,000 (£54,000) and was struck after interest payable of £50,000 (£20,000).

Net profits emerged at £1.61m (£1.08m), after tax of £1.00m (£722,000). Extraordinary income added £20,000 (£24,000), leaving the attributable balance at £1.69m (£1.84m)—there were minorities last time of £25,000. Dividends will take £507,000 (£35,000).

Y. J. Lovell advances to £2.5m and lifts interim

WITH THE help of acquisitions the Y. J. Lovell (Holdings) group of builders has produced successful growth in the half year ended March 31, 1985. The directors believe that will be continued and with the prospects for the current year with measured confidence; they are raising the interim dividend from 1.4p to 1.55p net per share.

Including contributions from Essex and Suffolk Properties and Charter Homes, turnover for the six months ended ahead of 255.76m to £101.15m and the pre-tax profit advanced by £50,000 to £2.52m.

Most activities performed reasonably well. Y. J. Lovell (Americas) is doing better and a useful profit is expected for the full year, but a return to loss in the timber division had led to the decision to dispose of it.

Reviewing the half year the directors report that the building division did well to match last year's performance, and there are grounds for believing that the worst could now be behind us. The plant hire company increased sales and hire income and again exceeded its profit expectation.

Residential development, both private and housing partnership sectors, lifted sales and profits, despite a slow start. Good progress is also made on a number of urban redevelopment and sheltered housing schemes. The industrial and commercial developments division significantly increased its level of activity compared with last year. There will be a contribution in the second half from the leasing and sale of some completed developments, together with a modest rise in rental income.

In timber merchandising, much has been done to restructure the organisation and reduce overheads, but mainly due to trading conditions the business has fallen back into substantial loss.

There has been a review and, as a result, progressive disposal of those interests has been under way since the half year and will be continued until completed.

The directors say that market conditions have improved only marginally, particularly in construction. High interest rates not only dampen demand but also place a heavy burden on costs.

The half year figures take in six months of Essex and Suffolk and three months of Charter Homes.

Principally as a result of the stock market changes introduced in the 1984 Budget, the provision for tax has risen increased from £250,000 to £306,000, which cuts the earnings from 8.26p to 8.11p per share.

YEARLING BONDS totalling £2.75m at 11.7 per cent, redeemable on July 23, 1986, have been issued by the following local authorities: Basingstoke & Deane Borough Council £0.25m; Cheltenham BC £0.5m; East Lindsey District £0.5m; Lothian Regional Council £3m; Cumbernland & Kilsyth DC £0.25m; Llif Valley Borough of £0.5m; Mid Devon £0.5m; Nottinghamshire DC £0.75m; Ynys Mon Isle of Anglesey BC £0.5m; Dundee (City of) DC £0.5m; Hart DC £0.5m; Kingston-upon-Hull (City of) £0.5m; Aberdeen (City of) DC £0.5m; Bolton Metropolitan BC £1m; Tamworth (Borough of) £0.5m.

Berisfords checked by higher interest

AS EXPECTED the Berisfords Group improved on its first half performance over the second six months and for the 1984-85 year as a whole returned pre-tax profits of £729,000 from a turnover of £20.91m.

The previous accounting period covered the 71 weeks to end-March 1984 when turnover amounted to £25.54m and pre-tax profits of £33,000 in the group manufactures ribbons, trimmings and embroidery.

On an annualised basis both turnover and profits for the two periods were virtually identical. The directors point out, however, that as shown in the p/l account the annualised trading profits were usefully higher which, in view of the static turnover, was not satisfactory.

They add, nonetheless, that the improvement was offset by a substantially higher interest charge.

A final dividend of 3.73p makes a total of 5.28p net per 25p share, compared with 6.6p for the 71 weeks.

Operating profits for the past year, to March 31, 1985, emerged at £1.41m (£1.59m for 71 weeks) before taking account of interest charges of £677,000 (£565,000).

Most activities performed reasonably well. Y. J. Lovell (Americas) is doing better and a useful profit is expected for the full year, but a return to loss in the timber division had led to the decision to dispose of it.

Reviewing the half year the directors report that the building division did well to match last year's performance, and there are grounds for believing that the worst could now be behind us. The plant hire company increased sales and hire income and again exceeded its profit expectation.

They add that it is apparent that Berisfords is taking advantage of this as a result of its established market position and recent investments in new plant but point out that there is scope for considerably wider rationalisation of the group's manufacturing facilities.

Distillers

PRELIMINARY RESULTS FOR THE YEAR ENDED 31ST MARCH 1985

- Group profit up 23% before tax
- Record exports of £473 million
- Trading profit of £45 million from overseas companies

	1985 £ million	1984 £ million
TURNOVER	<u>1,274.3</u>	<u>1,134.1</u>
TRADING PROFIT	233.2	181.6
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION	236.2	191.6
TAXATION	(102.9)	(63.3)
PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION	133.3	128.3
PROFIT FOR THE YEAR	125.8	118.8
DIVIDENDS		
Interim dividend paid	16.3	16.3
Final dividend proposed	38.1	33.2
	(54.4)	(49.5)
TRANSFER TO DEFERRED TAXATION	-	(60.3)
PROFIT RETAINED	<u>71.4</u>	<u>9.0</u>
EARNINGS PER SHARE	<u>36.71p</u>	<u>35.35p</u>
DIVIDENDS PER SHARE		
Interim dividend paid	4.50p	4.50p
Final dividend proposed	10.50p	9.15p
	<u>15.00p</u>	<u>13.65p</u>

The Distillers Company plc

BASE LENDING RATES

A.B.N. Bank	12 5	Hill Samuel	12 5
Allied Dunbar & Co.	12 5	C. Hoare & Co.	12 5
Allied Irish Bank	12 5	Hongkong & Shanghai	12 5
American Express Bk	12 5	Johnson Matthey Bkrs.	12 5
Henry Ansbacher	12 5	Knowsley & Co. Ltd.	12 5
Amex Bank	12 5	Lloyds Bank	12 5
Associates Cap. Corp.	12 5	Edward Mansons & Co.	12 5
Banco de Bilbao	12 5	Meghraj & Sons Ltd.	12 5
Banco Rapaport	12 5	Midland Bank	12 5
BCCI	12 5	Morgan Grenfell	12 5
Bank of Scotland	12 5	Monte-Carlo Ctr. Ltd.	12 5
Bank of Cyprus	12 5	National Bank of Kuwait	12 5
Bank of India	12 5	National Girobank	12 5
Bank of Scotland	12 5	National Westminster	12 5
Banque Belge Ltd.	12 5	Northern Bank Ltd.	12 5
Barclays Bank	12 5	Norwich Gen. Trust	12 5
Beneficial Trust Ltd.	12 5	PE Fliners Int'l (UK)	12 5
Brit. Bank of Mid. East	12 5	Provincial Trust Ltd.	12 5
Brown Shipley	12 5	R. Raphael & Sons	12 5
CL Bank Nederland	12 5	Roxburgh & Guarantee	12 5
Canada Permanent	12 5	Royal Bank of Canada	12 5
Canada Ltd.	12 5	Royal Trust Co. Canada	12 5
Cedar Holdings	12 5	J. Henry Schroder Wag.	12 5
Charterhouse Japeth & Choulerton	12 5	Standard Chartered	12 5
Citibank N.A.	12 5	TCB	12 5
Citibank Savings	12 5	Trustee Savings Bank	12 5
City Merchants Bank	12 5	United Bank of Kuwait	12 5
Clydesdale Bank	12 5	United Mirrabi Bank	12 5
Credit Agricole	12 5	Westpac Banking Corp.	12 5
Co-operative Bank	12 5	Whiteaway Lairdaw	12 5
The Cyprus Popular Bk	12 5	Williams & Glynn's	12 5
Duncan Lawrie	12 5	Yorkshire Bank	12 5
E. T. Trust	12 5	Members of the Accepting Houses	12 5
Enetco Trust Ltd.	12 5	7-day deposits 8.75%*, 1 month 9.5%*, Top Tier—C2.500+ at 3 monthly notice 12%*	12 5
First Nat. Secs. Ltd.	12 5	at call when £10,000.00 remains deposited.	12 5
Robert Fleming & Co. Ltd.	12 5	1. Call deposits £1,000 and over 8.5% gross	12 5
Grindlays Bank	12 5	2. 21-day deposits over £1,000 10%	12 5
Guinness Mahon	12 5	3. Mortgage base rate	12 5
Hambros Bank	12 5	** See Provincial Trust Ltd.	12 5
Heritable & Gen. Trust	12 5	† Demand deposits 8.5%	12 5

Hill Samuel

Hongkong & Shanghai

Johnson Matthey Bkrs.

Knowsley & Co. Ltd.

Lloyds Bank

Edward Mansons & Co.

Meghraj & Sons Ltd.

Midland Bank

Morgan Grenfell

Monte-Carlo Ctr. Ltd.

National Bank of Kuwait

National Girobank

National Westminster

Northern Bank Ltd.

Norwich Gen. Trust

PE Fliners Int'l (UK)

Provincial Trust Ltd.

R. Raphael & Sons

Roxburgh & Guarantee

Royal Bank of Canada

Royal Trust Co. Canada

J. Henry Schroder Wag.

Standard Chartered

TCB

Trustee Savings Bank

United Bank of Kuwait

United Mirrabi Bank

Westpac Banking Corp.

Whiteaway Lairdaw

Williams & Glynn's

Yorkshire Bank

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UK COMPANIES

ASH raises profit to £3.2m and sees more growth

THE GROWTH experienced at

Automated Security (Holdings) in recent years was again evident

in the opening half of the year.

In the six months to

March 31, 1985, pre-tax profits

climbed from £2.18m to £3.17m

despite interest charges consider-

ably higher at £625,000

compared with £302,000.

This holding company, which

specialises in the rental of

security alarm systems, is raising

its interim dividend from 0.48p

to 0.55p net. Last year a total of

1.24p was paid from record pre-

tax profits of £2.26m, a figure

which showed a 22 per cent

increase on the previous year.

Annual earnings per 10 share

rose from 2.7p to 4.17p un-

diluted, and from 3.56p to 4.02p

diluted.

Turnover in the first half was

£16.8m against £13.23m. Tax

jumped to £1.98m, up 27 per

cent above forecasts of about £3m.

The reason for ASH's impressive

performance is clear: crime is a

growth industry in the UK and

those in the security business are

beneficiaries. Commercial under-

tenancy rates are under increasing

pressure from insurance compa-

nies to upgrade their level of

security and ASH's rent roll

grows larger as a result. The

other divisions also show strong

growth prospects. Medical Alert

may not be concentrating yet but

ASH's backing there need

be few fears for its future. On

present trends the full-year

figure is set fair for £9.2m which

would have the shares up 4p

yesterday at 162p. On a prospective

p/e ratio of 13 and 17 per

cent tax rate, Oddy, the

majority seems to be suffering

dissatisfaction with the

electronics sector, with which

ASH has little or nothing in

common. Given the growth rate

and the quality of its earnings,

the shares are undervalued.

Network Security Corporation, in which the company acquired a 26 per cent interest in November 1984—it now has a 27 per cent interest—continues to trade well. Network has made two useful acquisitions in the past six months—including 50 per cent in Video Tek International, for £1.5m, and 100 per cent in Video Tek, manufacturer of video cameras and installs fully computerised closed circuit television systems.

• comment

Automated Security's first-half figures are not directly comparable with last year's because of the acquisition of a stake in Network Security last November, but the company's performance in the year to date is impressive.

The directors say the company has continued the policy of investing heavily in long-term rental assets, producing an increasing rental stream.

They would expect to see the annual recurring rental stream increase significantly by the year-end.

The increase in interest charges was principally due to higher prevailing interest rates, but not necessarily yet but the increased level of investments.

Trading, they say, has been excellent, up-date in the security rental division and in article surveillance. The company expects to place the new Securitag disposable tag system on field trials within two months, and a substantial market is anticipated.

Medical Alert's acquisition of Afrikander Lease Limited has already expanded this division's activities, and the company is expecting substantial growth in the future.

Bloodstock Agency lifts profit to nearly £1.6m

A RECORD year for the British Bloodstock Agency has resulted in an increase from £4.75m to a rise of £5.36m in turnover and a rise from £1.27m to £1.6m in profit before tax. The final dividend is 8p in the pound, a net total of 8p in respect of the 12 months ended March 31, 1985.

The group's principal activities are the purchase and sale (as agents) of bloodstock, stallion shares and nominations, the management of stallion syndicates, and the insurance and shipping of horses. Last September it placed 249.9 per cent of its capital on the USM.

Earnings per share are shown at 23.5p (18.2p) per share.

The directors say that almost all the group's activities contributed to improved performance and there was a particularly satisfactory increase in commissions earned on the

purchase and sale of bloodstock.

Both the company and its subsidiary, B.B.A. (Ireland), traded successfully, the latter having a particularly good year.

Comparative results are set out on the basis that B.B.A. (Ireland) was wholly-owned throughout that year.

Gross revenue for the year rose from £2.25m to £2.765m.

After tax of £783,000 (£616,000) and minimum of 22.00p (nil) the attributable net profit was £754,000 (£656,000). Extraordinary charges come to £151,000—including flotation expenses and the "dividend" cost is £273,000. Earnings are shown at 23.5p (18.2p) per share.

The group also owns a portfolio of stallion shares, undertakes valuations, researches pedigrees and manages racing and breeding interests on behalf of clients.

Remould tyres' popularity boosts BTS figures

BTS Group, one of the UK's leading manufacturers and suppliers of fast fit accessories to the motor trade, reports a 32 per cent increase from £238,000 to £304,000 in pre-tax profits for the year to March 31, 1985.

Commenting on the group's initial financial results coming to the Unilever Securities Market, Mr Alan Stote, the chairman, says the company has seen continued growth in the fast fit sector—where it makes the majority of its sales—and it has increased its share in that sector.

He adds: "The growing acceptance by the motorist of remould tyres as an alternative and more cost-effective alternative has boosted us as one of the largest manufacturers of remould tyres. Demand for remould tyres has continued to exceed present production levels and, as a result, we anticipate that we will increase output by up to 20 per cent during the second half of the current year."

Turnover was up 20 per cent from £6.56m to £7.83m, and the cost of sales rose from £4.54m to £5.8m. The pre-tax figure was after higher distribution costs of £228,000 (£222,000), administrative expenses of £1.12m (£1.08m) and interest charges of £83,000 (£87,000). Last year directors' bonuses accounted for £35,000.

Although it is too early to make a forecast for next year, Stote says present indications suggest him to expect a satisfactory increase in profits in the absence of unforeseen circumstances.

As a measure of its confidence in the future, the board proposes a dividend of 1.5p net as against the 1p forecast in the prospectus.

The two major shareholders will waive that part of their dividend entitlement equivalent to the additional 0.5p.

COMPANY NEWS IN BRIEF

RENAUT GROUP has received acceptances in respect of 25,288,080 (7.6 per cent) Applied Botanics ordinary (UK). The consideration is £350,000 on completion in shares. Further instalments will be payable as follows: £183,750, £241,000, £5,614,228 deferred shares (8.8 per cent). The ordinary and deferred offers remain conditional as to acceptances and have been extended until 3 pm on July 22.

SMITH & NEPHEW Associated Companies is to buy Valeo Latex Industries based in Johannesburg. The company is the major South African manufacturer of medical products, predominantly of surgical and examination gloves for supply to hospitals. It has sales of about £6m and manufactures both for the home and export markets.

TURNCYLL SCOTT LTD has acquired 75 per cent of Acoustic, a company based in Bristol which designs and manufactures soundproof cabinets for engines and acoustic barriers. The consideration is £22,500.

HICKSON INTERNATIONAL is acquiring Daffy's Laboratory in The Hague, a share of £1.2m (£450,000), which will reinforce Hickson's presence in Europe following its purchase of the Van Swaay companies in the Netherlands and Belgium. The company manufactures medical products, predominantly of surgical and examination gloves for supply to hospitals. It has sales of about £6m and manufactures both for the home and export markets.

TUNBRIDGE INVESTMENT Trust raised net asset value per 25p share from 17.4p to 18.25p in the 12 months ended June 30, 1985. Gross revenue for the six months to end-June amounted to £1.52m (£1.4m). Net revenue totalled £865,000 (£728,000), after tax of £492,000 (£474,000). Earnings per share rose to 1.89p (1.42p) and the interim dividend

was raised to 0.6p (0.5p) net.

HICKSON INTERNATIONAL has acquired J. & J. Transfeld, a specialist producer of cooked meat products based in Shropshire. In the year ended April 30, 1985, Transfeld made profits before tax and extraordinary items of £304,413 and had net assets at year-end of £2.57m. Consideration of £1.5m was paid as 50 per cent in cash and by the issue of 81,428 ordinary shares of 20p each in

Hickson's technical base in the field of stains supply.

TUNBRIDGE INVESTMENT Trust

has advised that the H. E. Dunhill

Will Trust has sold 2.88m of its

holding of 8.85m ordinary (6.8 per cent) at 30p per share.

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FT COMMERCIAL LAW REPORTS

No shipowner's warranty against ITF intervention

THE DERBY

Court of Appeal (Lord Justice Kerr, Lord Justice Crook-Johnson and Sir Denis Buckley): July 10 1985

A TIME-CHARTER clause which provides that the vessel shall be "in every way fitted for service" does not in itself import a warranty by the shipowner that the crew's pay and conditions of employment are such that she will be proof against delay due to intervention by the International Transport Workers Federation.

The Court of Appeal so held when dismissing an appeal by Alfred C. Toepfer, charterers of the Derby, from Mr Justice Hobhouse's judgment (1984) *J. Lloyd's Rep. 635* reversing an arbitrator's decision that the shipowners, Tossa Marine, were liable for stevedoring costs incurred by the charterers during an offshore period.

Lines 21 to 25 of the New York General Exchange (NYPE) form of charterparty provide: "Vessel on her delivery to be ready to receive cargo with clean-swept holds and tight stanch, strong and in every way fitted for the service, having water ballast, winches and donkey boiler with sufficient steam power, or a similar power sufficient for all the works at the same time, with full complement of officers, seamen, engineers and firemen for a vessel of her tonnage . . .".

Lord Justice Kerr said that the issue was whether "in every way fitted for the service" on line 22 "because the ship was not in 'every way fitted for the service' under the expanded meaning of the phrase assigned to it by English law . . .".

Mr Justice Hobhouse reversed the arbitrator's decision as to liability.

In the present appeal the arbitrator concluded that the owners were in breach of line 22 "because the ship was not in 'every way fitted for the service' under the expanded meaning of the phrase assigned to it by English law . . .".

The arbitrator concluded that the charterers claimed to recover these costs from the owners in arbitration. They asserted that the owners were in breach of the charter because the service had been delayed by ITF intervention.

The arbitrator concluded that the owners were in breach of line 22 "because the ship was not in 'every way fitted for the service' under the expanded meaning of the phrase assigned to it by English law . . .".

Mr Justice Hobhouse reversed the arbitrator's decision as to liability.

In the present appeal the issue was whether "in every way fitted for the service" on line 22 imported any warranty by the owners' part that the vessel would be proof against risk of delay by ITF intervention by reason of the charterers' rates of pay or other conditions of employment, assuming that the charter party contained no other provision which gave any light on the parties' intention in that regard.

The ITF operated in different parts of the world with the avowed objective of compelling shipowners to adopt pay and conditions of employment in conformity with levels which it regarded as acceptable.

Its standards were generally in line with the rates of pay

and conditions applicable to agreements negotiated with seamen's trade unions in "Western" countries.

Vessels which had attracted the attention of the ITF on a previous occasion, with results satisfactory to the ITF, were issued with a "blue card" or "blue certificate" as a kind of ITF pass. But many of the most vessels traded throughout the world would never have had occasion to come into contact with the ITF and no question would arise of their carrying a "blue card".

An ITF "blue card" did not fall within that category and there was therefore no reason for including it within the scope of the words in line 22. The words had not acquired any expanded meaning as the arbitrator suggested.

Mr Keeley, for the owners, relied on the *Admiral Hornet* (1982) 1 WLR 119 where, as a result of overloading, a vessel was delayed because she had to be lightened. One of the issues was whether in those circumstances she had been "seaworthy" under the Hague Rules when she left her port of loading.

The decision militated against Mr Gaisman's submission for the charterers, that any forward delay due to any reason relating to the vessel and her crew had the effect of rendering the vessel "unseaworthy" and imported a breach of line 22.

The *Nemra* (1982) AC 724 stressed the undesirability of interfering with awards made by commercial arbitrators pursuant to the Arbitration Act.

However, there was no basis for any further enlargement of the scope of the words by extracting from them a warranty that rates of pay and conditions of employment must comply with the requirements of a self-appointed extra-legal organisation such as the ITF. The words could not properly bear that meaning.

The arbitrator in the present case misdirected himself in law. The appeal should be dismissed.

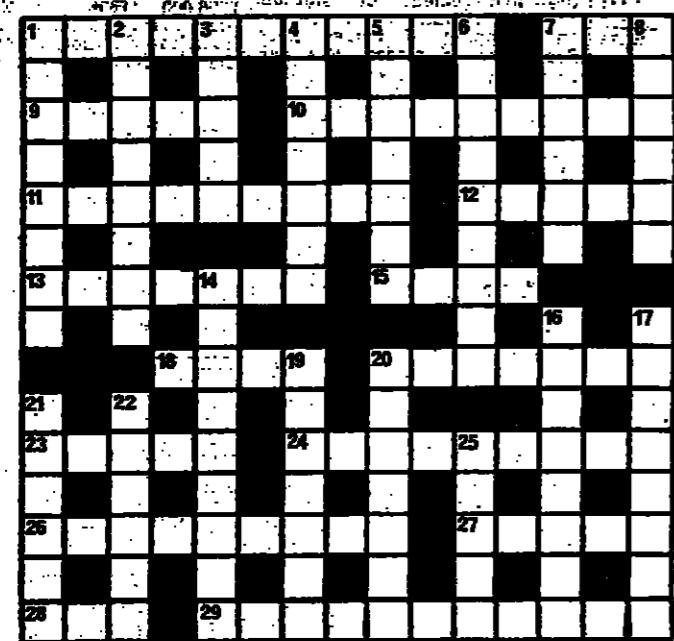
Lord Justice Crook-Johnson and Sir Denis Buckley agreed.

For the owners: Gavin Keeley (Hill Dickinson and Co.).

For the charterers: Jonathan Gaisman (Middleton Potts and Co.).

By Rachel Davies
Barrister

F.T. CROSSWORD PUZZLE No. 5,773



NOTICE OF REDEMPTION
To The Holders of
The Nippon Credit Bank
(Curacao) Finance, N.V.
U.S. \$50,000,000 Guaranteed Floating Rate Notes
due 1990

NOTICE IS HEREBY GIVEN to the holders of the outstanding Guaranteed Floating Rate Notes due 1990 of The Nippon Credit Bank (Curacao) Finance, N.V. (the "Notes") of the instrumented coupons appertaining thereto that, pursuant to the provisions of the Fiscal and Paying Agency Agreement dated as of February 2, 1982, among The Nippon Credit Bank (Curacao) Finance, N.V., The Nippon Credit Bank, Ltd. and J. Henry Schroder Bank & Trust Company (the "Fiscal Agent") and the Terms and Conditions of the Notes, The Nippon Credit Bank (Curacao) Finance, N.V. intends to redeem and does hereby call the Notes for redemption on August 12, 1985 (the "Redemption Date") at a redemption price of 100% of the principal amount thereof. The respective Holders of the said Notes are hereby called upon to surrender the same on such redemption date with all the unmatured coupons attached at the office of the Fiscal Agent or such other offices of the Paying Agents listed below.

Office of Paying Agents

J. Henry Schroder Bank & Trust Company
One Wall Street
New York, New York 10015

Act: Corporate Trust Department

Am. Trustee, Inc.

Act: Trustee, Inc.

كتاب الحكمة

COMMODITIES AND AGRICULTURE

Tough talking ahead on coffee pact

Andrew Gowers looks at the issues facing the International Coffee Organisation at next week's London meeting

AN OMINOUS number of storm clouds are gathering over the coffee world as producing and consuming countries prepare for a series of crucial meetings between now and the end of September.

Next Monday, the 16 members of the International Coffee Organisation's executive board hold their regular quarterly meeting in London. It looks like being more than a routine session, for several reasons.

The most immediate worry concerns the price of coffee. Producers have been watching with increasing concern over the last few weeks as prices have steadily floated downwards.

The drop has already triggered two in-bag cuts in the International Coffee Agreement's effective 1984/85 coffee quota, which now stands at 50 bags a result. But these appear to have had little more than a passing impact on the price slide.

The ICO's 15-day moving price is now around 125 cents a pound, perilously close to the 120-cent level which should spark a further quota reduction of 100 bags. Barring possible upsets, such as a frost in Brazil's key coffee producing regions, that cut is only weeks away.

The dilemma facing the producers is: what to do if the price continues to drift below 120 cents. Argument on that question is almost certain to arise next week, and may stir up a whole host of other perennial disputes over the general level of coffee prices and supplies.

The present problem has its roots in the 1983/84 coffee year, when prices soared partly as a result of the small size and poor quality of the Brazilian crop traditionally responsible for 30 per cent of all world coffee exports.

Consumers maintain that their problems in obtaining adequate supplies of good quality coffee were exacerbated by the tight level of export quotas in that year. The total quota was 56m bags, almost exactly the level of demand.

After that experience, consuming nations were particularly keen when they set out to negotiate new quota levels for 1984/85. Last month, to leave enough leeway to limit the damage from accidents like the previous year's.

"They really wanted to reserve themselves for what happened in 1983/84," said a senior Brazilian diplomat.

The result was an effective quota of 51m bags this year, well in excess of consumption. This is clearly one reason for the recent slide in prices.

Producers wished to prop up prices and the cents pound, in the middle of the ICO price range, over the potential 120-cent level for Brazilian frosts. This period is likely to be the most difficult for the International Coffee Organisation.

They focus on the price at which these sales are made and the fact that not all the exports find their way to or stay in non-member countries in the end.

A number of the heaviest sellers to non-member countries

— in particular, Indonesia and the Central American countries

— are known to do so at discounts of up to 50 per cent despite repeated reminders that this is against ICA rules.

However, the idea of implementing a quota "emerged" reduction is not without its problems. For one thing, despite the slide some consumers—in particular the Europeans, who have to bear the brunt of the strong dollar—are still murmuring that the price of coffee is artificially high given the imbalance between supply and demand.

For producers, 120 cents a pound is a disaster. But they tend to forget that they have enjoyed a period of very high prices, especially in terms of their own national currencies.

For the period before it took effect, said a Western diplomat yesterday, "the price of coffee at half or two thirds the price they themselves have to pay.

At its last meeting in London, the ICO's governing council resolved that this form of selling should cease from April 22. The net effect of that decision was an apparent frantic rush of cut-price sales in the few days before it took effect. Some countries are believed to have sold almost their entire remaining crop in this way.

Sanction for this practice is also on the cards, but given opposition by the governments of Germany, the Netherlands and Italy as well as those of the big exporters to non-members, it may be difficult to implement.

But in any case, a further export reduction may be extremely difficult to implement at this point in the season.

Perhaps a more serious threat to the agreement in the longer term is the continuing set of disputes over exports of coffee to non-members of the International Coffee Organisation.

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The practice has continued in the face of increasing impatience both from more law-abiding producers and from Western consumers who are exasperated by seeing countries like the Soviet Union buying coffee at half or two thirds the price they themselves have to pay.

Some consumers, however, believe that a substantial proportion of it never gets to non-members at all.

The ICCO, which has existed since 1948, has already been quiet yesterday, around F1 151.82 per 100 kilogrammes, much in line with levels ruling earlier in the week.

Sanction for this practice is also on the cards, but given opposition by the governments of Germany, the Netherlands and Italy as well as those of the big exporters to non-members, it may be difficult to implement.

But these disputes are probably trivial compared with the royal row which is certain to develop at the Board and Council meetings in London next September over the size of the 1985/86 export quota and its allocation between producing members.

Several producers are pushing for a supplementary budget authority of about \$3.5bn, the CCC can make no crop insurance payments or loans or buy up surplus dairy products to maintain the dairy support programme, the department said.

The destination of coffee sales to non-members is just as intractable a problem, following the introduction of a quota in 1983 requiring most that such exports actually went to non-member countries.

The U.S., for one, has for the second time threatened to "reassess its position" on the agreement this year unless the producers put their house in order.

U.S. farm support body runs out of cash

By Nancy Dunne

BUSINESS HAS come to a halt at the Commodity Credit Corporation, which makes loans and price support payments to U.S. farmers.

The U.S. Department of Agriculture said it has been a particularly expensive six months and the CCC has exhausted its available resources, which was offered quietly yesterday, around F1 151.82 per 100 kilogrammes, much in line with levels ruling earlier in the week.

Merchants say there is nothing to stop Brazilian dealers continuing to fix soybean export deals assuming licence will be resumed in the near future.

Consumers, many of whom are well covered, have understandably backed off and are only slightly surprised at what they see as another attempt to coerce them into paying more.

Bills granting the CCC the power to make loans and the key producer, Brazil, insisted on the need for more discipline in the face of a weakening market. Some consumers, meanwhile, are becoming increasingly jaundiced with the coffee agreement.

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Vegetable oil trade shrugs off Brazilian soya export 'stunt'

By JOHN BUCKLEY

EUROPEAN VEGETABLE oil traders are playing down Wednesday's Brazilian decision to half soybean export "stunt" to shore up prices. Dutch, German and French oil dealers in Hamburg, Rotterdam and Trieste have no members' markets, making small fortune for German, Dutch and Italian traders on the way.

Thus many traders feel the Brazilians are simply trying to get the best deal they can for what soya they have left to sell (registrations are approaching target) before the full impact of large world vegetable oil crops breaks over the market from August-September onwards.

Merchants say there is nothing to stop Brazilian dealers continuing to fix soybean export deals assuming licence will be resumed in the near future.

In response to this scenario some big importers are already flexing their muscles. Pakistan, for example, yesterday bought Indonesian palm oil at under \$480 per tonne much to the annoyance of the Malaysians who had cut their official FOB quotations by \$20 to \$485.

Although the U.S. and EEC oilseed crops will now provide an increasing focus for sentiment many traders say this Far Eastern tug of war will ultimately decide price direction.

The market was gathering over the coffee world as producing and consuming countries prepare for a series of crucial meetings between now and the end of September.

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The most immediate worry concerns the price of coffee. Producers have been watching with increasing concern over the last few weeks as prices have steadily floated downwards.

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The present problem has its roots in the 1983/84 coffee year, when prices soared partly as a result of the small size and poor quality of the Brazilian crop traditionally responsible for 30 per cent of all world coffee exports.

Consumers maintain that their problems in obtaining adequate supplies of good quality coffee were exacerbated by the tight level of export quotas in that year. The total quota was 56m bags, almost exactly the level of demand.

After that experience, consuming nations were particularly keen when they set out to negotiate new quota levels for 1984/85. Last month, to leave enough leeway to limit the damage from accidents like the previous year's.

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However, the idea of implementing a quota "emerged" reduction is not without its problems. For one thing, despite the slide some consumers—in particular the Europeans, who have to bear the brunt of the strong dollar—are still murmuring that the price of coffee is artificially high given the imbalance between supply and demand.

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Sanction for this practice is also on the cards, but given opposition by the governments of Germany, the Netherlands and Italy as well as those of the big exporters to non-members, it may be difficult to implement.

But these disputes are probably trivial compared with the royal row which is certain to develop at the Board and Council meetings in London next September over the size of the 1985/86 export quota and its allocation between producing members.

Several producers are pushing for a supplementary budget authority of about \$3.5bn, the CCC can make no crop insurance payments or loans or buy up surplus dairy products to maintain the dairy support programme, the department said.

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INDUSTRIALS—Continued

Stock Price + or - Net

1985 **in Law** **Stock** **Per**

			Price	Per	Wt
190	Standard Pipe 120	208	98.23	10	
191	Standard Pipe 100	453	94.2	10	
192	SWK Land	671	11.1	10	
193	Swiss Tech Corp 120	283	93.4	10	
194	T-Plast Prog	270	10.0	10	
195	TM Plast Prog 01	698	98.10	10	
196	Jackson Metal	105	133.35	10	
197	Land Properties	266	62.25	10	
198	Land Trust	123	8.62	10	
199	Land Trust for	362	10.18	10	
200	Land Securities	270	81.54	10	
201	Land Securities 01	266	10.45	10	
202	Land Securities 02	362	10.25	10	
203	Land Securities	302	14.23	10	
204	Land Securities	3	—	10	
205	Lor. Shop Prog	150	14.41	10	
206	Loc. Pro. Cr. 01-99	1219	97.11	10	
207	Loyalty Hop. 200	300	60.05	10	
208	LyEPC	268	10.01	10	
209	LyEPC & Co 200	196	4.4	10	
210	LyEPC & Co 200	57	12.19	10	
211	LyEPC & Co 50	53	0.55	2.7	1
212	LyEPC & Co 50	227	2.01	6.2	1
213	LyEPC & Co 50	105	2.7	6	
214	LyEPC & Co 50	56	0.76	9.4	1
215	LyEPC & Co 50	80	1.2	6	
216	LyEPC & Co 50	126	1.2	3.6	
217	LyEPC & Co 50	400	1.5	4	
218	LyEPC & Co 50	325	1.5	4	
219	LyEPC & Co 50	77	0.73	1.2	
220	LyEPC & Co 50	75	0.73	1.1	
221	LyEPC & Co 50	125	1.1	2	
222	LyEPC & Co 50	50	0.55	2.7	1
223	LyEPC & Co 50	227	2.01	6.2	1
224	LyEPC & Co 50	105	2.7	6	
225	LyEPC & Co 50	56	0.76	9.4	1
226	LyEPC & Co 50	80	1.2	6	
227	LyEPC & Co 50	126	1.2	3.6	
228	LyEPC & Co 50	400	1.5	4	
229	LyEPC & Co 50	325	1.5	4	
230	LyEPC & Co 50	77	0.73	1.2	
231	LyEPC & Co 50	75	0.73	1.1	
232	LyEPC & Co 50	125	1.1	2	
233	LyEPC & Co 50	50	0.55	2.7	1
234	LyEPC & Co 50	227	2.01	6.2	1
235	LyEPC & Co 50	105	2.7	6	
236	LyEPC & Co 50	56	0.76	9.4	1
237	LyEPC & Co 50	80	1.2	6	
238	LyEPC & Co 50	126	1.2	3.6	
239	LyEPC & Co 50	400	1.5	4	
240	LyEPC & Co 50	325	1.5	4	
241	LyEPC & Co 50	77	0.73	1.2	
242	LyEPC & Co 50	75	0.73	1.1	
243	LyEPC & Co 50	125	1.1	2	
244	LyEPC & Co 50	50	0.55	2.7	1
245	LyEPC & Co 50	227	2.01	6.2	1
246	LyEPC & Co 50	105	2.7	6	
247	LyEPC & Co 50	56	0.76	9.4	1
248	LyEPC & Co 50	80	1.2	6	
249	LyEPC & Co 50	126	1.2	3.6	
250	LyEPC & Co 50	400	1.5	4	
251	LyEPC & Co 50	325	1.5	4	
252	LyEPC & Co 50	77	0.73	1.2	
253	LyEPC & Co 50	75	0.73	1.1	
254	LyEPC & Co 50	125	1.1	2	
255	LyEPC & Co 50	50	0.55	2.7	1
256	LyEPC & Co 50	227	2.01	6.2	1
257	LyEPC & Co 50	105	2.7	6	
258	LyEPC & Co 50	56	0.76	9.4	1
259	LyEPC & Co 50	80	1.2	6	
260	LyEPC & Co 50	126	1.2	3.6	
261	LyEPC & Co 50	400	1.5	4	
262	LyEPC & Co 50	325	1.5	4	
263	LyEPC & Co 50	77	0.73	1.2	
264	LyEPC & Co 50	75	0.73	1.1	
265	LyEPC & Co 50	125	1.1	2	
266	LyEPC & Co 50	50	0.55	2.7	1
267	LyEPC & Co 50	227	2.01	6.2	1
268	LyEPC & Co 50	105	2.7	6	
269	LyEPC & Co 50	56	0.76	9.4	1
270	LyEPC & Co 50	80	1.2	6	
271	LyEPC & Co 50	126	1.2	3.6	
272	LyEPC & Co 50	400	1.5	4	
273	LyEPC & Co 50	325	1.5	4	
274	LyEPC & Co 50	77	0.73	1.2	
275	LyEPC & Co 50	75	0.73	1.1	
276	LyEPC & Co 50	125	1.1	2	
277	LyEPC & Co 50	50	0.55	2.7	1
278	LyEPC & Co 50	227	2.01	6.2	1
279	LyEPC & Co 50	105	2.7	6	
280	LyEPC & Co 50	56	0.76	9.4	1
281	LyEPC & Co 50	80	1.2	6	
282	LyEPC & Co 50	126	1.2	3.6	
283	LyEPC & Co 50	400	1.5	4	
284	LyEPC & Co 50	325	1.5	4	
285	LyEPC & Co 50	77	0.73	1.2	
286	LyEPC & Co 50	75	0.73	1.1	
287	LyEPC & Co 50	125	1.1	2	
288	LyEPC & Co 50	50	0.55	2.7	1
289	LyEPC & Co 50	227	2.01	6.2	1
290	LyEPC & Co 50	105	2.7	6	
291	LyEPC & Co 50	56	0.76	9.4	1
292	LyEPC & Co 50	80	1.2	6	
293	LyEPC & Co 50	126	1.2	3.6	
294	LyEPC & Co 50	400	1.5	4	
295	LyEPC & Co 50	325	1.5	4	
296	LyEPC & Co 50	77	0.73	1.2	
297	LyEPC & Co 50	75	0.73	1.1	
298	LyEPC & Co 50	125	1.1	2	
299	LyEPC & Co 50	50	0.55	2.7	1
300	LyEPC & Co 50	227	2.01	6.2	1
301	LyEPC & Co 50	105	2.7	6	
302	LyEPC & Co 50	56	0.76	9.4	1
303	LyEPC & Co 50	80	1.2	6	
304	LyEPC & Co 50	126	1.2	3.6	
305	LyEPC & Co 50	400	1.5	4	
306	LyEPC & Co 50	325	1.5	4	
307	LyEPC & Co 50	77	0.73	1.2	
308	LyEPC & Co 50	75	0.73	1.1	
309	LyEPC & Co 50	125	1.1	2	
310	LyEPC & Co 50	50	0.55	2.7	1
311	LyEPC & Co 50	227	2.01	6.2	1
312	LyEPC & Co 50	105	2.7	6	
313	LyEPC & Co 50	56	0.76	9.4	1
314	LyEPC & Co 50	80	1.2	6	
315	LyEPC & Co 50	126	1.2	3.6	
316	LyEPC & Co 50	400	1.5	4	
317	LyEPC & Co 50	325	1.5	4	
318	LyEPC & Co 50	77	0.73	1.2	
319	LyEPC & Co 50	75	0.73	1.1	
320	LyEPC & Co 50	125	1.1	2	
321	LyEPC & Co 50	50	0.55	2.7	1
322	LyEPC & Co 50	227	2.01	6.2	1
323	LyEPC & Co 50	105	2.7	6	
324	LyEPC & Co 50	56	0.76	9.4	1
325	LyEPC & Co 50	80	1.2	6	
326	LyEPC & Co 50	126	1.2	3.6	
327	LyEPC & Co 50	400	1.5	4	
328	LyEPC & Co 50	325	1.5	4	
329	LyEPC & Co 50	77	0.73	1.2	
330	LyEPC & Co 50	75	0.73	1.1	
331	LyEPC & Co 50	125	1.1	2	
332	LyEPC & Co 50	50	0.55	2.7	1
333	LyEPC & Co 50	227	2.01	6.2	1
334	LyEPC & Co 50	105	2.7	6	
335	LyEPC & Co 50	56	0.76	9.4	1
336	LyEPC & Co 50	80	1.2	6	
337	LyEPC & Co 50	126	1.2	3.6	
338	LyEPC & Co 50	400	1.5	4	
339	LyEPC & Co 50	325	1.5	4	
340	LyEPC & Co 50	77	0.73	1.2	
341	LyEPC & Co 50	75	0.73	1.1	
342	LyEPC & Co 50	125	1.1	2	
343	LyEPC & Co 50	50	0.55	2.7	1
344	LyEPC & Co 50	227	2.01	6.2	1
345	LyEPC & Co 50	105	2.7	6	
346	LyEPC & Co 50	56	0.76	9.4	1
347	LyEPC & Co 50	80	1.2	6	
348	LyEPC & Co 50	126	1.2	3.6	
349	LyEPC & Co 50	400	1.5	4	
350	LyEPC & Co 50	325	1.5	4	
351	LyEPC & Co 50	77	0.73	1.2	
352	LyEPC & Co 50	75	0.73	1.1	
353	LyEPC & Co 50	125	1.1	2	
354	LyEPC & Co 50	50	0.55	2.7	1
355	LyEPC & Co 50	227	2.01	6.2	1
356	LyEPC & Co 50	105	2.7	6	
357	LyEPC & Co 50	56	0.76	9.4	1
358	LyEPC & Co 50	80	1.2	6	
359	LyEPC & Co 50	126	1.2	3.6	
360	LyEPC & Co 50	400	1.5	4	
361	LyEPC & Co 50	325	1.5	4	
362	LyEPC & Co 50	77	0.73	1.2	
363	LyEPC & Co 50	75	0.73	1.1	
364	LyEPC & Co 50	125	1.1	2	
365	LyEPC & Co 50	50	0.55	2.7	1
366	LyEPC & Co 50	227	2.01	6.2	1
367	LyEPC & Co 50	105	2.7	6	
368	LyEPC & Co 50	56	0.76	9.4	1
369	LyEPC & Co 50	80	1.2	6	
370	LyEPC & Co 50	126	1.2	3.6	
371	LyEPC & Co 50	400	1.5	4	
372	LyEPC & Co 50	325	1.5	4	
373	LyEPC & Co 50	77	0.73	1.2	
374	LyEPC & Co 50	75	0.73	1.1	
375	LyEPC & Co 50	125	1.1	2	
376	LyEPC & Co 50	50	0.55	2.7	1
377	LyEPC & Co 50	227	2.01	6.2	1
378	LyEPC & Co 50	105	2.7	6	
379	LyEPC & Co 50	56	0.76	9.4	1
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381	LyEPC & Co 50	126	1.2	3.6	
382	LyEPC & Co 50	400	1.5	4	
383	LyEPC & Co 50	325	1.5	4	
384	LyEPC & Co 50	77	0.73	1.2	
385	LyEPC & Co 50	75	0.73	1.1	
386	LyEPC & Co 50	125	1.1	2	
387	LyEPC & Co 50	50	0.55	2.7	1
388	LyEPC & Co 50	227	2.01	6.2	1
389	LyEPC & Co 50	105	2.7	6	
390	LyEPC & Co 50	56	0.76	9.4	1
391	LyEPC & Co 50	80	1.2	6	
392	LyEPC & Co 50	126	1.2	3.6	
393	LyEPC & Co 50	400	1.5	4	
394	LyEPC & Co 50	325	1.5	4	
395	LyEPC & Co 50	77	0.73	1.2	
396	LyEPC & Co 50	75	0.73	1.1	
397	LyEPC & Co 50	125	1.1	2	
398	LyEPC & Co 50	50	0.55	2.7	1
399	LyEPC & Co 50	227	2.01	6.2	1
400	LyEPC & Co 50	105	2.7	6	
401	LyEPC & Co 50	56	0.76	9.4	1
402	LyEPC & Co 50	80	1.2	6	
403	LyEPC & Co 50	126	1.2	3.6	
404	LyEPC & Co 50	400	1.5	4	
405	LyEPC & Co 50	325	1.5	4	
406	LyEPC & Co 50	77	0.73	1.2	
407	LyEPC & Co 50	75	0.73	1.1	
408	LyEPC & Co 50	125	1.1	2	
409	LyEPC & Co 50	50	0.55	2.7	1
410	LyEPC & Co 50	227	2.01	6.2	1
411	LyEPC & Co 50	105	2.7	6	
412	LyEPC & Co 50	56	0.76		

1985

		Stock	Price	Per Share	Div Net	
1985	High	Low	Stock	Price	Per Share	Div Net
146	111	Brayton Far East	119	-1		
55	39	Brayton Warfarin	82-91	39		
471	344	Brayton Japan	374	-2		
412	383	Brayton Premier	406			
26	27	Brauweiler M. Soh	591			
1114	132	Brauweiler M. Soh	1114			
103	92	Brauweiler & Lauter	164			
1171	102	Brauweiler Am. Td.	97			
51	38	Breitburg Fm Td	38			
116	103	Breitburg Inc	106			
34	21	Breitburg In Wts	27			
29	113	Breitburg Inv Td.	127			
202	107	Breitburg Inv Td.	242-2			
412	150	Breitburg Inv Td.	325			
130	124	Breitburg Inv Td.	125			
254	128	Breitburg Inv Td.	234			
55	33	Breitburg Inv Td.	45			
1082	92	Breitburg Inv Td.	102			
78	65	Breitburg Inv Td.	73	+1		
270	248	Breitburg Inv Td.	240-2			
465	373	Breitburg Inv Td.	625			
150	130	Breitburg Inv Td.	140			
97	80	Breitburg Inv Td.	80			
142	115	Breitburg Inv Td.	129			
127	102	Breitburg Inv Td.	125			
127	102	Breitburg Inv Td.	125			
375	320	Breitburg Inv Td.	325			
127	10	Breitburg Inv Td.	11			
279	26	Breitburg Inv Td.	125	-1		
190	160	BREUGIT RD 25	180			
66	44	Breitburg Inv Td.	46			
182	14	Breitburg Inv Td.	15			
500	112	Breitburg Inv Td.	150			
153	125	Breitburg Inv Td.	125			
267	225	Breitburg Inv Td.	248			
109	78	Breitburg Inv Td.	255			
113	100	Breitburg Inv Td.	105			
560	419	Breitburg Inv Td.	440	-1		
1119	101	Breitburg Inv Td.	108			
134	104	Breitburg Inv Td.	105-2			
163	124	Breitburg Inv Td.	126			
334	276	Breitburg Inv Td.	282			
74	62	Breitburg Inv Td.	64			
632	581	Breitburg Inv Td.	59			
54	41	Breitburg Inv Td.	40			
431	394	Breitburg Inv Td.	40			
327	287	Breitburg Inv Td.	284			
121	95	BREIT Capital	95			
37	24	Breitburg Inv Td.	25	+1		
126	107	BREIT Global Rec. Td.	117	-1		
184	133	BREIT Japan	139			
143	102	BREITMORE American	102			
63	43	BREITMORE Am. & F. Td.	43			
19	7	BREITMORE Inv Td.	9			
261	230	BREITMORE Inv Td.	247	-1		
1234	1039	BREITMORE Inv Td.	111			
127	111	BREITMORE Inv Td.	113			
160	138	BREITMORE Inv Td.	145			
112	102	BREITMORE Small Inv.	103			
125	106	BREITMORE Shd. Inv.	109			
278	249	BREITMORE Shd. Inv.	260			
246	202	BREITMORE Shd. Inv.	250			
280	215	BREITMORE Shd. Inv.	220			
265	241	BREITMORE Shd. Inv.	241			
163	137	BREITMORE Shd. Inv.	147			
31	25	BREITMORE Shd. Inv.	28			
254	237	BREITMORE Shd. Inv.	281			
320	265	BREITMORE Shd. Inv.	280			
440	470	BREITMORE Shd. Inv.	470			
235	209	BREITMORE Shd. Inv.	230			
199	152	BREITMORE Shd. Inv.	152			
199	87	BREITMORE Shd. Inv.	87			
298	152	BREITMORE Shd. Inv.	283			
132	104	BREITMORE Shd. Inv.	127			
634	61	BREITMORE Shd. Inv.	621			
197	161	BREITMORE Shd. Inv.	164			
360	340	BREITMORE Shd. Inv.	340			
161	131	BREITMORE Shd. Inv.	132			
138	117	BREITMORE Shd. Inv.	136			
191	163	BREITMORE Shd. Inv.	165			
40	33	BREITMORE Shd. Inv.	37			
134	104	BREITMORE Shd. Inv.	104			
252	205	BREITMORE Shd. Inv.	205			
160	124	BREITMORE Shd. Inv.	146			
165	142	BREITMORE Shd. Inv.	146			
325	245	BREITMORE Shd. Inv.	245			
193	160	BREITMORE Shd. Inv.	161			
98	71	BREITMORE Shd. Inv.	71			
293	225	BREITMORE Shd. Inv.	275			
322	260	BREITMORE Shd. Inv.	282	+2		
488	439	BREITMORE Shd. Inv.	453			
116	102	BREITMORE Shd. Inv.	108	+2		
157	88	BREITMORE Shd. Inv.	104			
228	180	BREITMORE Shd. Inv.	192	-2		
103	90	BREITMORE Shd. Inv.	90			
227	73	BREITMORE Shd. Inv.	25			
177	151	BREITMORE Shd. Inv.	160			
98	88	BREITMORE Shd. Inv.	94	+1		
257	214	BREITMORE Shd. Inv.	225			
322	280	BREITMORE Shd. Inv.	282	+2		
488	439	BREITMORE Shd. Inv.	453			
116	102	BREITMORE Shd. Inv.	108	+2		
157	88	BREITMORE Shd. Inv.	104			
228	180	BREITMORE Shd. Inv.	192	-2		
103	90	BREITMORE Shd. Inv.	90			
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157	88	BREITMORE Shd. Inv.	104			
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228	180	BREITMORE Shd. Inv.	192	-2		
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157	88	BREITMORE Shd. Inv.	104			
228	180	BREITMORE Shd. Inv.	192	-2		
103	90	BREITMORE Shd. Inv.	90			
227	73	BREITMORE Shd. Inv.	25			
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157	88	BREITMORE Shd. Inv.	104			
228	180	BREITMORE Shd. Inv.	192	-2		
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157	88	BREITMORE Shd. Inv.	104			
228	180	BREITMORE Shd. Inv.	192	-2		
103	90	BREITMORE Shd. Inv.	90			
227	73	BREITMORE Shd. Inv.	25			
177	151	BREITMORE Shd. Inv.	160			
98	88	BREITMORE Shd. Inv.	94	+1		
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157	88	BREITMORE Shd. Inv.	104			
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177	151	BREITMORE Shd. Inv.	160			
98	88	BREITMORE Shd. Inv.	94	+1		
257	214	BREITMORE Shd. Inv.	225			
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157	88	BREITMORE Shd. Inv.	104			
228	180	BREITMORE Shd. Inv.	192	-2		
103	90	BREITMORE Shd. Inv.	90			
227	73	BREITMORE Shd. Inv.	25			
177	151	BREITMORE Shd. Inv.	160			
98	88	BREITMORE Shd. Inv.	94	+1		
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157	88	BREITMORE Shd. Inv.	104			
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227	73	BREITMORE Shd. Inv.	25			
177	151	BREITMORE Shd. Inv.	160			
98	88	BREITMORE Shd. Inv.	94	+1		
257	214	BREITMORE Shd. Inv.	225			
322	280	BREITMORE Shd. Inv.	282	+2		
488	439	BREITMORE Shd. Inv.	453			
116	102	BREITMORE Shd. Inv.</td				

5 **Stock** **Draw** **Net**

MINES—Continued

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REGIONAL & IRISH STOCKS

MORAL & IRISH STOCKS			
Selection of Regional and Irish Stocks, the latter being quoted in Irish currency.			
96	Arnott	180	..
700	CPI Holdings	56	..
61	Carroll Inds.	134	..
225	Dublin Gas	67	..
725	Hall I.R. & H.I.	56	..
85	Hebron Holdings	18	..
SH	Irish Rogers	47	..
£1000	Jacob (W & R)	80	..
£960	Undis	87	..
£318			..

MARKET REPORT

LONDON STOCK EXCHANGE

RECENT ISSUES

Currency movements cause first setback in gilts for nearly three weeks

Account Dealing Dates

First Declared Last Account Dealings Date Day June 17 June 27 June 28 July 3 July 11 July 11 July 22 July 15 July 25 July 26 A 5

New account dealings may take place from 9.30 am two business days earlier.

The gilt-edged market yesterday experienced its first general fall for nearly three weeks. The setback was relatively minor, the sell-off was directly linked with the announcement of important U.S. economic data and impact on the current sterling/dollar relationship. The market opened higher around 1.30 pm as the dollar dinged on a disappointing revised second-quarter GNP figure of only 1.6 per cent; last month's "dash estimate" was 3.1 per cent.

Shortly afterwards, the U.S. currency rallied strongly owing to short-covering in the wake of better-than-expected U.S. industrial production for June. The recovery was also aided by more reassuring predictions of the U.S. economy in the second-half of the year from both the Federal Reserve Board chairman, who continued his testimony to Congress and from the U.S. Commerce Secretary.

Sterling reacted to close lower, down 0.1 per cent, to 31.41, from a peak of 31.4240, and Government stocks performed similarly.

Profit-taking developed during a lull in the recent widespread demand and gains among longer-dated gilts extending to a further half-point were erased.

The gilt market continued to fall as selected stocks settled at a net 3 down on the session.

Shorter maturities were more resilient and closed with small movements in both directions.

Equities were more subdued and sentiment tended to sway with currency movements.

Despite the market's refusal to signal approval of interest rate rises, the hope of a further small cut in bank base rates supported a firm under-tone.

U.S. influences, including Wall Street's rise to an all-time high level, had little overall impact on the market.

Trading announcements brought both good and bad news from Gussies and Distillers closing easier after their respective preliminary trading statements.

Movements generally were of little consequence and this was reflected in the FT Ordinary share index. Four points covered the day's range and from being 2.3 up in the early business, it settled 0.8 down on balance at 932.8.

J. Rothschild up

Merchant banks attracted a selective buying interest.

J. Rothschild closed 4 better at 88p, after 100p, following speculative support, while Kleinwort Benson added 5 at 495p and Schroders

10 at 870p.

Apart from Minet, which

firm 5 at 187p, Lloyds Brokers

reacted in sympathy with the

downfall of Faber

lost 12 at 609p and Sedgwick

gave up 8 at 345p, while Stewart

spared

equity gains of 10 and 8 respectively were seen in Alfred McAlpine, 290p, and Airtex, 275p, and Airtex

lost 10 at 240p in respect of

good half-yearly figures and a

confident statement on the

outlook front. Vetus Stone moved

up 2 to 26p following the agreed

offer of 60p per share, while

Costas were up another 8 at 432p, after

430p, and George Wimpey rose

6 higher at 185p peak of 134p.

Rises of 10 and 8 respectively

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NEW YORK STOCK EXCHANGE COMPOSITE PRICES

1. *Leucosia* (Leucosia) *leucosia* (L.) (Fig. 1) (Pl. 1)

FINANCIAL TIMES

WORLD STOCK MARKETS

WALL STREET

Bull run encounters obstacles

THE ONWARD rush of Wall Street's week-long bull market encountered its first check yesterday when the Commerce Department substantially lowered its estimate on economic growth and the proposals for curbing the federal budget deficit remained bogged down in the Senate, writes *Terry Byland* in New York.

The bond market, which had successfully anticipated the revised GNP estimates, fell sharply as Mr Paul Volcker, the Federal Reserve chairman, continued his address to the Senate Banking Sub-committee.

In the stock market, blue chips rallied from early falls helped by a buying programme from a leading brokerage house. But termination of the programme left prices unsupported and a downward drift set in.

By 3pm the Dow Jones industrial average was down 1.56 at 1,358.41.

The implications of the downgrading of GNP estimates to 1.7 per cent growth from the 3.1 per cent of the earlier "flash" figure, was counterbalanced by corporate results which have been better than predicted. But some credit market analysts now believe that weakness in the dollar could prevent the Fed from easing credit policy, even if the economy continues to falter.

Auto stocks made little response to

Chrysler's profit figures. At \$35%, stock in Chrysler was unchanged in slack trading, while General Motors at \$68%, eased 5%. Ford at \$43% showed a similar fall, after the chairman had commented optimistically on the sales outlook for the industry.

Dow Chemical opened the reporting season for the industry, easing \$4 to \$36% on lacklustre profits for the second quarter. The main talking point was Monsanto's plan to merge with G. D. Seearle. After brief suspensions, Monsanto's stock returned to trade \$2% higher at \$47%, with Seearle unchanged at \$55%.

In the steel-sector, Inland Steel added \$4 to \$25 on its profits statement. The sector was generally firm, with the leaders recommended by analysts as cyclical stocks likely to benefit if the recovery resumes.

Results from the tobacco industry struck few sparks. Both R. J. Reynolds, \$5 off at \$29%, and Philip Morris, \$7 down at \$85, disclosed higher profits.

Other consumer-oriented issues reporting progress were headed by Coca-Cola, \$4 lower at \$73%. Maytag \$5 up at \$56, both on results.

Merck, the leading pharmaceutical group, eased \$4 to \$118%, holding all the substantial gain of the past two months. Pfizer eased \$3 to \$52% but Upjohn, again responding to optimism regarding its anti-baldness drug, jumped \$2 to \$119%.

In computer stocks, IBM was \$4 off at \$129% as Honeywell, lost \$4 to \$84%, and Control Data eased \$4 at \$18%.

Profit figures from Apple Computer, \$5 down at \$174%, and Coleclo Industries, \$4 off at \$183%, contained no surprises.

But there was renewed optimism for Digital Equipment, \$1 up at \$101% and for Burroughs, \$5 firmer at \$61%. Sperian added \$4 to \$51% as the chairman told the annual meeting that the compa-

ny will pay "close attention" to possible merger plans.

Further heavy trading in Phillips Petroleum left the stock \$4 better at \$11%. More than 6m Phillips shares traded, bringing suggestions that Mr Carl Icahn was selling out.

Stock in Crown Zellerbach was active again, easing \$4 to \$41% as the market awaited the next move in Sir James Goldsmith's dispute with the rest of the group.

Other stocks responding to company news included American Broadcasting, unchanged at \$13%, Union Pacific, \$4 off on lacklustre profits for the second quarter. The main talking point was Monsanto's plan to merge with G. D. Seearle. After brief suspensions, Monsanto's stock returned to trade \$2% higher at \$47%, with Seearle unchanged at \$55%.

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EUROPE

Rate hope injects new life

EXPECTATIONS of lower interest rates held European bourses generally firm yesterday with Frankfurt pushed to the fore by strong domestic and foreign buying.

The Bundesbank's decision to lower securities repurchase agreements from 5.1 to 4.8 per cent added to the optimism that has been growing during the week that West German interest rates are set to decline.

The Commerzbank index calculated at midday added 22.60 to 1,399.60, although an easier tone developed during the afternoon leaving most stocks below their peaks for the day.

Banks were at the centre of interest rate hopes and without exception rose steadily throughout the session before a minor late downturn. Dresdner led the way adding DM 13.80 to DM 281 while Deutsche firmed DM 7.50 to DM 568.50 and Commerzbank DM 7.90 to DM 221.90.

Chemical received most support with foreign traders active. Bayer led the way with a DM 5 rise to DM 220.50 while BASF firmed DM 4.60 to DM 220.50 and Hoechst DM 3.50 to DM 222.

Advances in the automotive sector were smaller than those recorded on Wednesday. BMW saw the largest increase and ended DM 5.50 higher at DM 402.50 followed by Daimler up DM 1.50 to DM 842, Volkswagen 30 pf higher at DM 300.80 and Porsche DM 5 ahead at DM 1,300.

The engineering sector was also on the upturn with Mannesmann closing DM 5 higher at DM 195.50, Linde DM 21 up at DM 520 and GHH 50 pf up at DM 161.

The tempo of trading increased on the bond market. The Bundesbank sold a relatively large DM 52.3m worth of paper, compared with DM 14.5m of sales in the previous session.

Miners initiated the advance but eased near the close. BHP retreated 2 cents to AS6.04 although CSR firmed 2 cents to AS3.08 after an early rise of 6 cents. Boughainville sparkled with a 10-cent rise to AS2.03.

The gold sector witnessed a 28-cent rally in Central Norseman to AS8.17 as Kidston sprinted 20 cents ahead to AS4.40.

On the takeover front, Myer Emporium added a further 7 cents to AS3.12, G. J. Coles dipped 3 cents to AS3.95 and Woolworth gained 3 cents to AS3.35. Castlemaine Tooheys held steady at AS7.30 while Wormall was unchanged at AS3.91.

Bankers benefited from the general upturn with 8-cent gains for ANZ at AS5.24 and National at AS4.70. Westpac managed a 9-cent advance to AS4.80, a new high for the year.

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rate failed to spur trading with most attention focused on concern about the dollar's course.

The construction sector came in for further support with Bouygues adding to its previous day's rise, closing FF 7 higher at FF 787 while Lafarge-Copéé added FF 5 to FF 550.

Zurich continued to improve amid heavy turnover in a broad range of stocks.

Banks and insurers remained the centre of most activity. UBS firmed a further SwFr 35 to SwFr 4,270. Credit Suisse SwFr 30 to SwFr 2,925, Swiss Volksbank SwFr 40 to SwFr 1,780 and Baer Holding SwFr 100 to SwFr 8,800.

Brussels added to Wednesday's advance as Belgian politics continued to calm after the threatened resignation of the ruling coalition.

Momentum returned to trading in Milan with strong interest in the Agnelli family group of companies while prices fell across a broad front in Madrid.

Stockholm prices moved forward after several dull sessions reflecting renewed hopes of lower domestic interest rates.

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Properties were again under heavy buying pressure and the banking index added 7.0 to a record for the year of 351.50 while the improved outlook for the country's shipping industry helped the shipping index to a record of 231.2, up 3.1.

Interest rates continue to lend strength to the market. Local banks cut their prime rates by a further full percentage point to 6 per cent after trading, but many share prices reacted to early rumours of such a cut. Institutional buyers remained active, while the fresh funds unleashed by the last prime rates of one full percentage point on Monday are buoying the market.

Properties were the first to benefit from the rate cuts and fresh buying. Chueng Kong added 60 cents to HK\$17.90, Hong Kong & Kowloon Wharf firmed 15 cents to HK\$6.55 as Sun Hung Kai finished 40 cents higher, at HK\$13.40.

Hong Kong Land, 15 cents up at HK\$6.60, featured again with unconfirmed rumours that several overseas buyers were interested in a takeover. Jardine Matheson, which holds a controlling stake in Hong Kong Land, rose 40 cents to HK\$12.60.